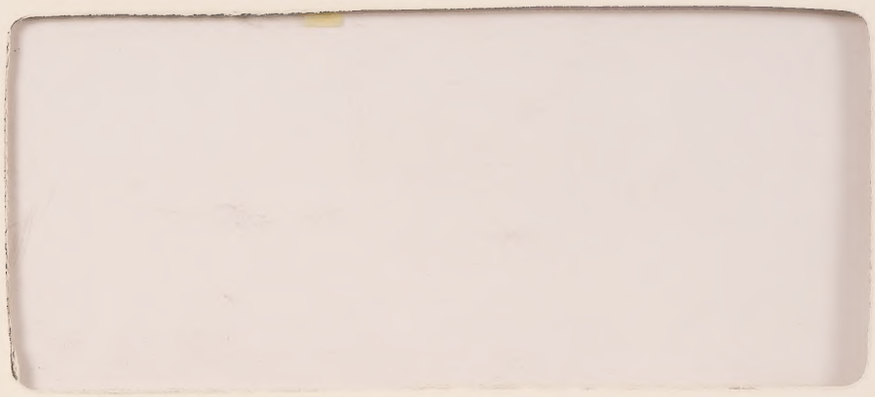
USO Copy

Appraisal REPORT

VOLUME II

Residential-Commercial and
Commercial

Floyd D. Clevenger M.A.I.



VOLUME II

Residential-Commercial and
Commercial

SAN FRANCISCO REDEVELOPMENT AGENCY

WESTERN ADDITION A-2

MARKET DATA STUDY

Volume II
Residential-Commercial and Commercial

By:

Floyd D. Clevenger
Real Estate Appraiser
2363 Pruneridge Avenue
Santa Clara, California

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Residential
Commercial



[illegible] C-2

[illegible] Book Plate Page 57

74.25 D.T.

$115,000.0

5,913 sq.ft.

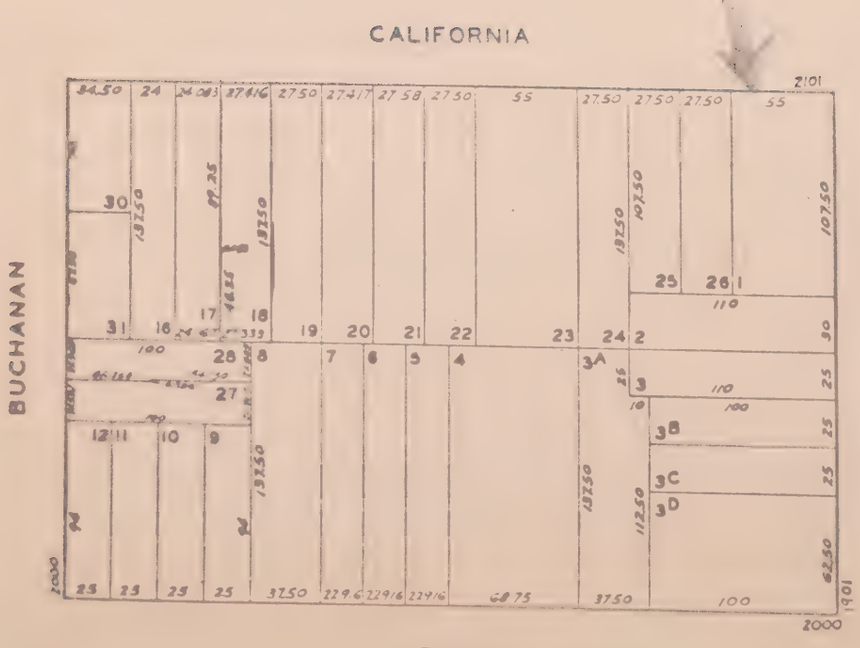
$11.73 per sq. ft. [illegible]

Mr. McPhee, Sandy Estate Co.

[illegible]

This was part of a three way trade

N



S.W.



Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: [illegible] Award Date: _____

Building Area: [illegible] sq. ft. Rents:

First Floor [illegible] sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

[illegible] sq. ft. _____

_____ sq. ft. _____

Improvement Describing:

[illegible]

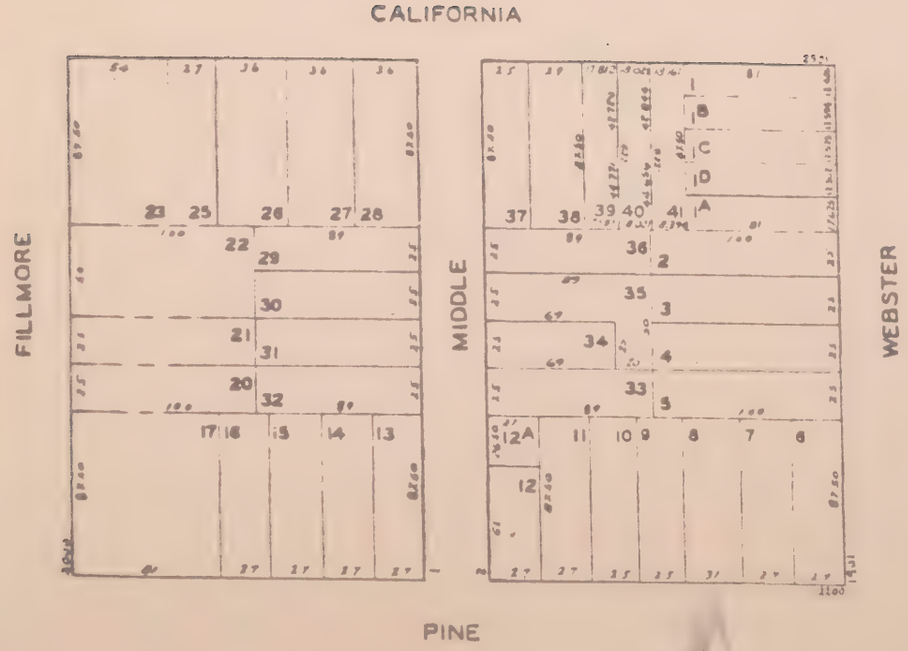
Assessed Valuation: Land [illegible] Improvements [illegible]

1969-70 Taxes: $ [illegible]

[illegible] Block 651 Lot 4

SALES DATA

[illegible]	Grace LaPlace, as her separate property
[illegible]	Lawrence Foley, an unmarried man
[illegible]	[illegible]
[illegible]	[illegible], Page 149, File No. P36183
[illegible]	December 29, 1966 DATE OF RECORDING: 1/18/67
[illegible]	$23.65
SALE PRICE:	$21,500.00 D.T. $17,500.00 to grantor
LAND AREA:	2,713 sq.ft. (31' x 87.5')
UNIT VALUE:	$17.16 per sq.ft. of building
[illegible]	George Rowland(Cournale & Co. Realtors) 1/12/70
COMMENTS:	Single family residence with a small store building attached in front. No rents are available
	Resold 5/8/68 to C. Sanford



Block 653 Lot 8



SALES DATA

GRANTOR: Sydney See-Hung Wong and Dora

GRANTEE: William R. Rupp, a single man

San Francisco R-3

Book B150, Page 605, File No. P63858

June 8, 1967 DATE OF RECORDING: 6/9/67

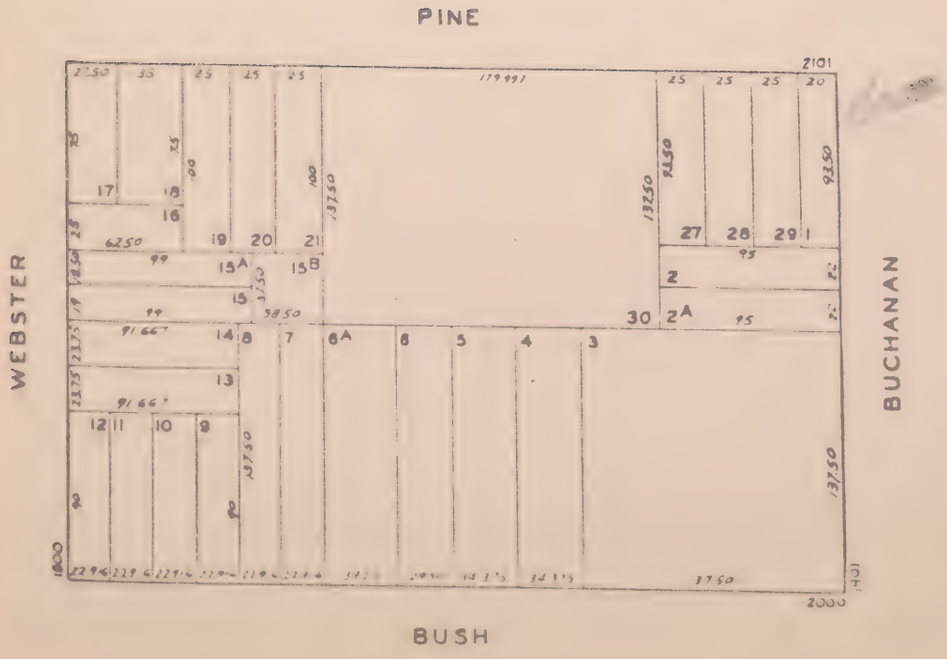
$32,000.00

LAND AREA: 1,870 sq.ft.

$9.36 per sq.ft. building including land

Mr. Rupp 12/22/69

Store at 21 1 Pine was vacant when purchased. Mr. Rupp now rents it for $140.00 per month. Residence was rented for $150.00 per month. It now produces $245.00 per month.





SALES DATA

Pauline V. Tauree, formerly known as Pauline V.

undivided 15/24 interest and Esther Heinan, a ...
an undivided 9/24 interest

Grantor: Ferndale Corporation, a California Corporation

Zoning: San Francisco C-2

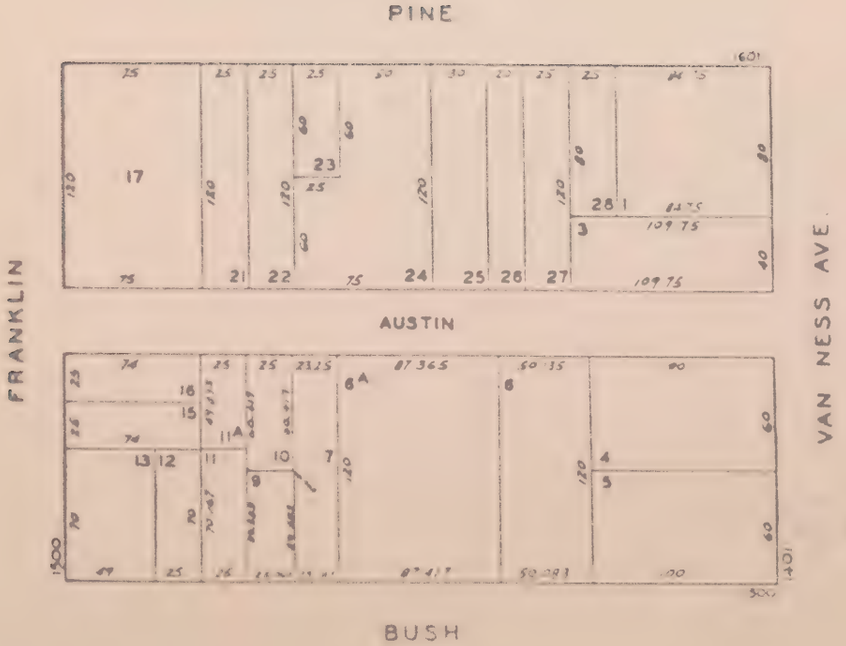
DATE OF DEED: March 27, 1968 DATE OF RECORDING: 4/2/68

SALE PRICE: $317,500.00 D.T. $105,000.00 to Esther Hein...
$175,000.00 to Pauline V.

LAND AREA: 6,000 sq.ft. (one one deed of trust)

UNIT VALUE:

Mr. Don Martin, 12/13/68, (Mr. Martin is with the Ferndale Corp.)
Mr. Martin requested a written document showing appro... of the redevelopment agency. Mr. Martin says that for sale price we could use value indicated by the revenue stamps.





Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: 1887 Rental Rate: _____

Building Area: 11,471 sq. ft. Units: _____

First Floor 3,200 sq. ft. _____

Second Floor 3,401 sq. ft. _____

Third Floor 3,231 sq. ft. _____

[illegible] 2,639 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible]

Assessed Valuation: Land $ [illegible] Improvements $ [illegible]

1969-70 Taxes $ [illegible]

[illegible]

Block [illegible] Lot [illegible]

Lyle V. Horn, a single man

Leonard M. Lewis, a married man

February 3, 1965

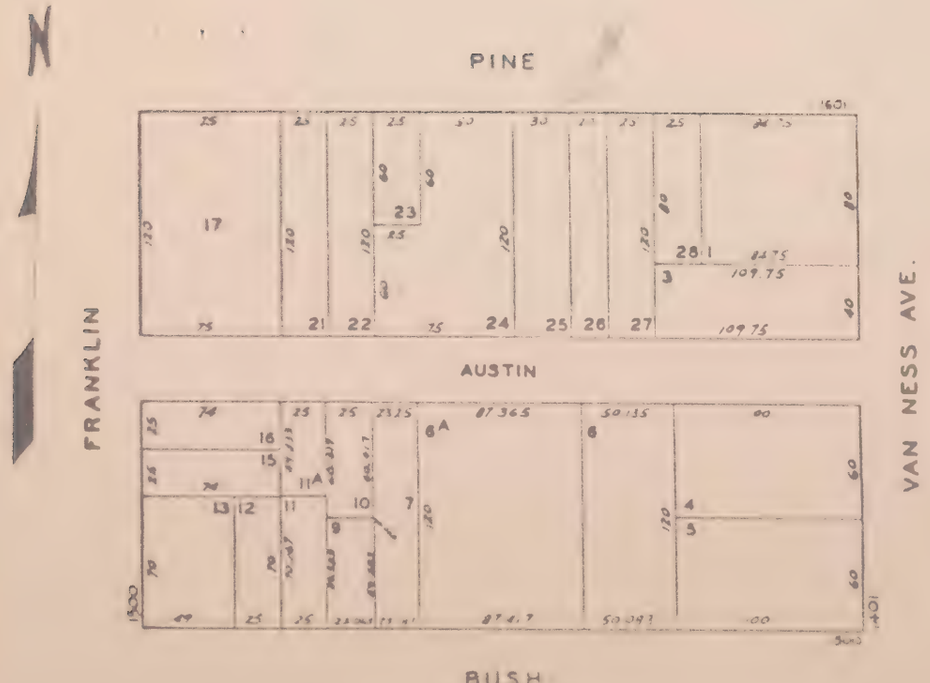
$150,000.00

3,600 sq.ft.

$10.73 per sq. ft. of bldg.
inc. land.

Mr. Lewis, 1/3 / 70

Operates as 11 apartments and 22 rooms plus a gr unit on the 1st floor. The rents currently total $2,500 per month including $30 . for garage. He is currently offering it for sale at $2[illegible]5,00 . . He has had an offe $195,000.00, if he would trade for 2 houses, a lot and cash. He felt he could cash these out, but not the time t do it. Income at time of purchase was $1,63 .00 to $1,900.00 per month.



Address: _____

Type of Improvement: _____

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

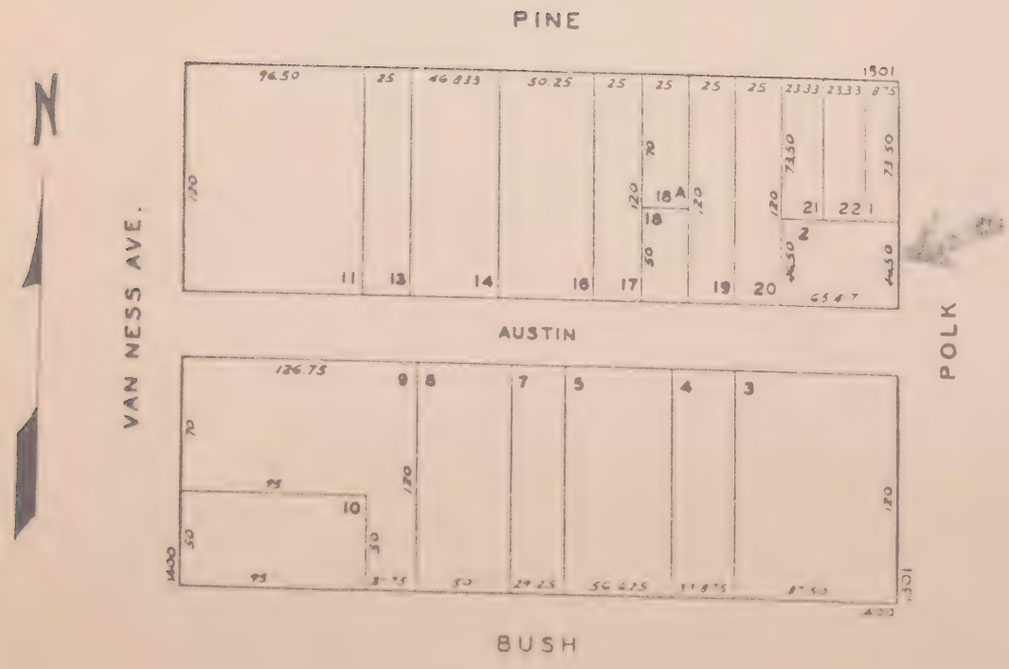
Assessed Valuation: Land _____ Improvements _____

Comparable Sales _____



SALES DATA

GRANTOR:	Peter L. Newell, a single man, an undivided 1/2 Bruce St. John Newell, a married man, as his separa property, an undivided 1/2 interest
GRANTEE:	Kai Hong Chan and Durm Hor Chan, his wife, as tenants in common
ZONING:	San Francisco C-3
RECORDING:	Book B 38, Page 491, File No. 075540
DATE OF DEED:	April 8, 1966 DATE OF RECORDING: 4/8/66
	$95.15
	$86,500.00
LAND ARE	3,042.sq.ft.
UNIT VALUE:	$22.07 per sq. ft. Bldg. inc. land.
CONFIRMED:	Mr. Chan 12/12/69
COMMENTS:	Building has 4 stores below with one rental unit on 2nd floor. Rent at time of sale was $46[illegible].00 per month, presently rents for approximately $50[illegible].00.



Address: 1353 - 1355 Bush St. also [illegible]

Type of Improvement: 3 story, 44 room hotel with commercial space on [illegible]

Improvement Built: 1907 Rental Units: [illegible]

Basement 14,340

Building Area w/bsmt 22,560 sq. ft. Seats: [illegible]

First Floor 6,000 sq. ft. [illegible]

Second Floor 5,280 sq. ft. [illegible]

Third Floor 5,280 sq. ft. [illegible]

[illegible] sq. ft. [illegible]

[illegible] sq. ft. [illegible]

Improvement Description:

Brick building with a garage and hotel use. Concrete foundations, full [illegible] basement with cement floors. Exterior walls are brick with stucco at the [illegible]. Uses the last waste glass around the entrance to this building. The [illegible] . Flat, tar and gravel roof. Interior trim is pine , plaster walls. Floors [illegible] . There are 12 bathrooms with 65 fixtures. Circulating heating system. [illegible] lavatories. A fire escape was added in 1952.

Assessed Valuation:* Land $ 31,250.00 Improvements $ 69,000.00

1969-70 Taxes $ 4,063.75

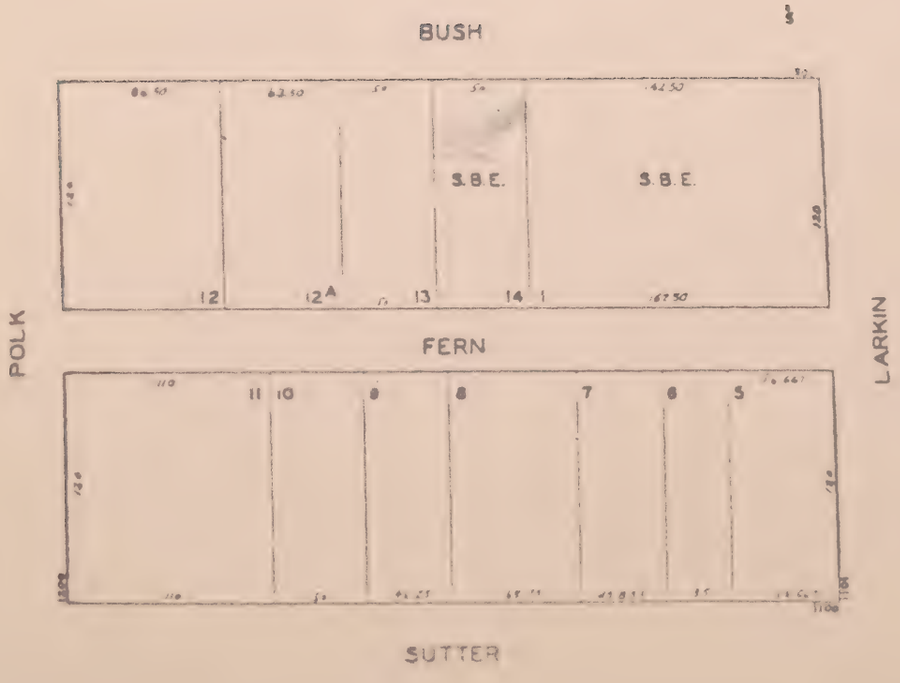


* Assessed value is 25% of above figures.

Block 668 Lot 11

SALES DATA

GRANTOR:	Melville Mack and Nadia Mack, his wife
GRANTEE:	Richard B. Gump, an unmarried man
ZONING:	San Francisco C-2
RECORDING:	Book B 80, Page 85[illegible], File No. P13158
DATE OF DEED:	September, 1966 DATE OF RECORDING: 9/8/66
	$165.00
SALE PRICE:	$150,000.00 D.T. $120,000.00 to grantor
LAND AREA:	[illegible]
UNIT VALUE:	$9.06 per sq.ft. (3 floors) bldg. inc. land.
CONFIRMED:	Mr. Melville Mack 11/11/69
COMMENTS:	Building had hotel on upper 2 floors on lease @ $600.00 per month at time of sale with step-ups to approximately $650. & $700. Lower floor at time of sale was vacant but had rented at $350. per month. Basement was rented out at $250. per month.





Address: [illegible] St. [illegible] St.

Type of Improvement: [illegible]

Improvement Built: [illegible] Rental Rate: _____

Building Area: [illegible] sq. ft. Rents:

First Floor [illegible] sq. ft. _____

Second Floor [illegible] sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible]

Assessed Valuation: * Land $ [illegible] Improvements $ _____

1969-70 Taxes [illegible]

* [illegible]

Block _____ Lot _____

SALES DATA

Peter Giusso, a married man, as his sole and separate property

GRANTEE: [illegible] Peter J. Mc[illegible] & L. H. Lee, his wife

ZONING: San Francisco C-2

Book A987, Page 85, File No. N72744

February 18, [illegible] DATE OF RECORDING: 2/26/65

I.R.S.

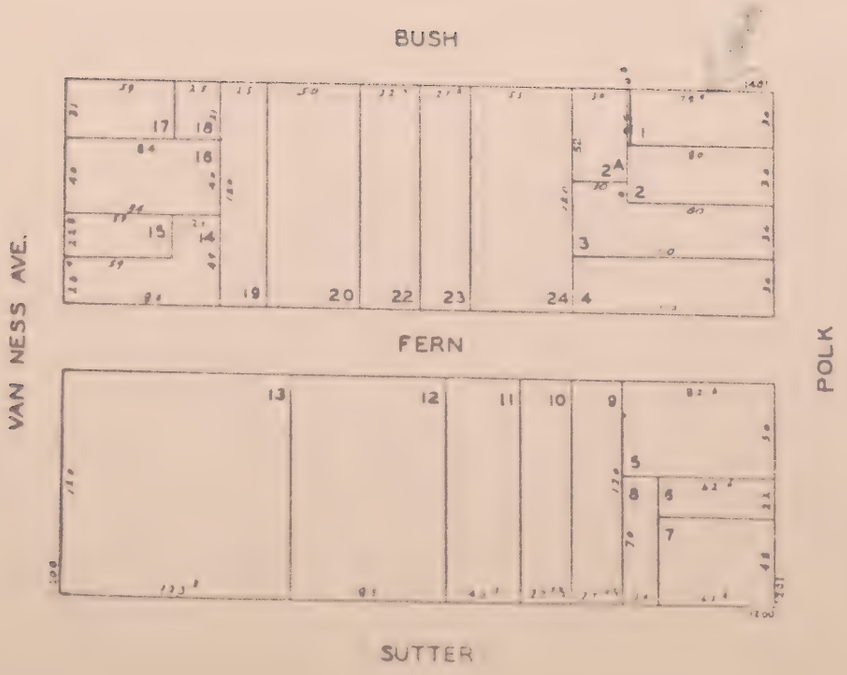
SALE PRICE: $125,000.00 D.T. $1[illegible],000.00 to grantor

LAND AREA: 2,380 sq.ft.

$10.45 per sq. ft. bldg. ins. land.

COMMENT: Mr. Lee 12/18/[illegible]

Mr. Lee does not recall the income this property produced at time of purchase. He leases stores and the hotel, but was reluctant to discuss income. At first he was reluctant to confirm sale price.





Address: 2012 - 2014 1/2 Sutter St.

Type of Improvement: 2 story, 16 room dwelling - 2 flats in this building and a stor in the basement.

Improvement Built: 1895 (approx.) Rental Rate: _____

Building Area:	4,626 sq. ft.	Rents:
First Floor	1,558 sq. ft.	_____
Second Floor	1,708 sq. ft.	_____
Third Floor	_____ sq. ft.	_____
bsmt. fin. portion	1,360 sq. ft.	_____
	_____ sq. ft.	_____

Improvement Description:

Wood frame, brick foundation, with a full basement, unfinished. The finished portion has 3 rooms in it. Exterior walls are rustic with stucco over the front with plain trim. There is a gabled composition roof. Interior trim is pine over plaster walls. There is some tongue and groove wainscot in the hallways, 13 rooms have pine floors, and 3 have cement floors. There are 2 bathrooms, 11 fixtures, and a 1/2 bath with a stool and basin in it. Gas circulating heaters, 1 porch, and 9 closets are in this building. Now owned by S.F.R.A.

Assessed Valuation: Land $ _____ Improvements $ _____

1969-70 Taxes $ _____

Block 3718 Lot 4

SALES DATA

GRANTOR: Western Title Insurance Company, a corporation, as Substituted trustee

GRANTEE: Drew Investment Company, Inc., a corporation

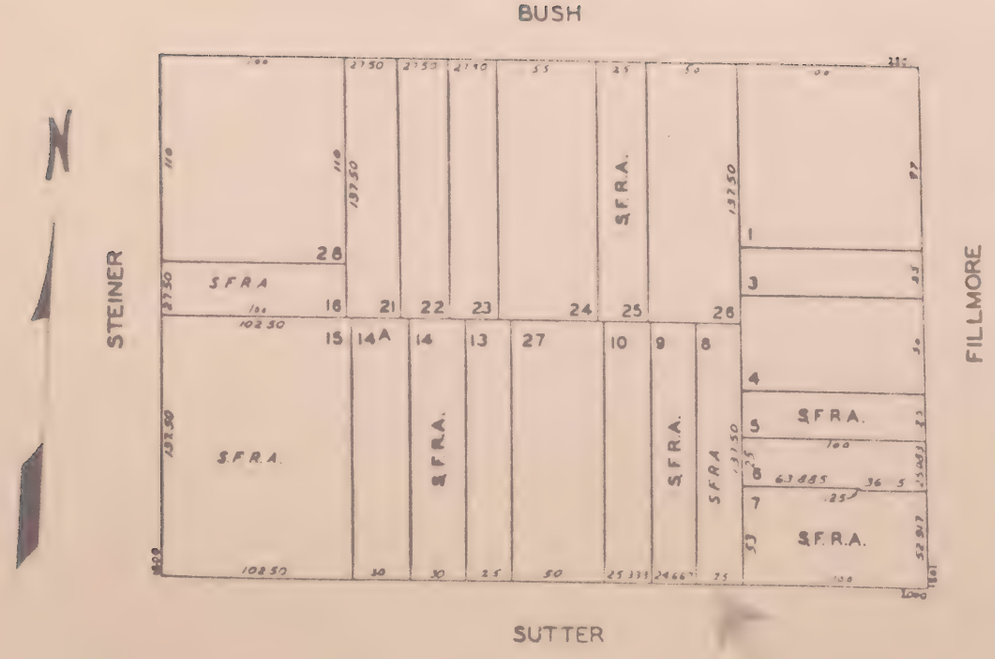
DATE OF RECORDING: 3/11/66

SALE PRICE: $3,489.76

LAND AREA:

Trustee's Deed

Willie Earl Frazier, et ux granted deed of trust to Wilkins Estate Inc., 1/2 int. and Gertrude Glenn, 1/2 int. which deed of trust was defaulted.





Address: 1119-1121 Grand Avenue — 100 Eighth Street
(Use cross street if corner property)

Type of Improvement: Two-story wood frame building, lower floor used as retail store and upper floor as offices.

Improvement Built: 1937 Rental Rate: _____

Building Area: 4,250 sq. ft. (Basis)

First Floor	1,125 sq. ft.	
Second Floor (Under Eaves)	1,300 sq. ft.	
Third Floor	_____ sq. ft.	
Small units	1,825 sq. ft.	
_____	_____ sq. ft.	

Improvement Description:

Wood frame building. Concrete foundation with brick veneer walls. Composition roof, roofs to the rear. Some old wood sash windows, but other than that has been modernized. Interior has plaster over lath walls. There are 8 rooms with hardwood floors. There are 3 bathrooms. Three baths, 12 fixtures. Apartments have gas-fired units.

Assessed Valuation: * Land $ 13,000.00 Improvements $ 21,010.00

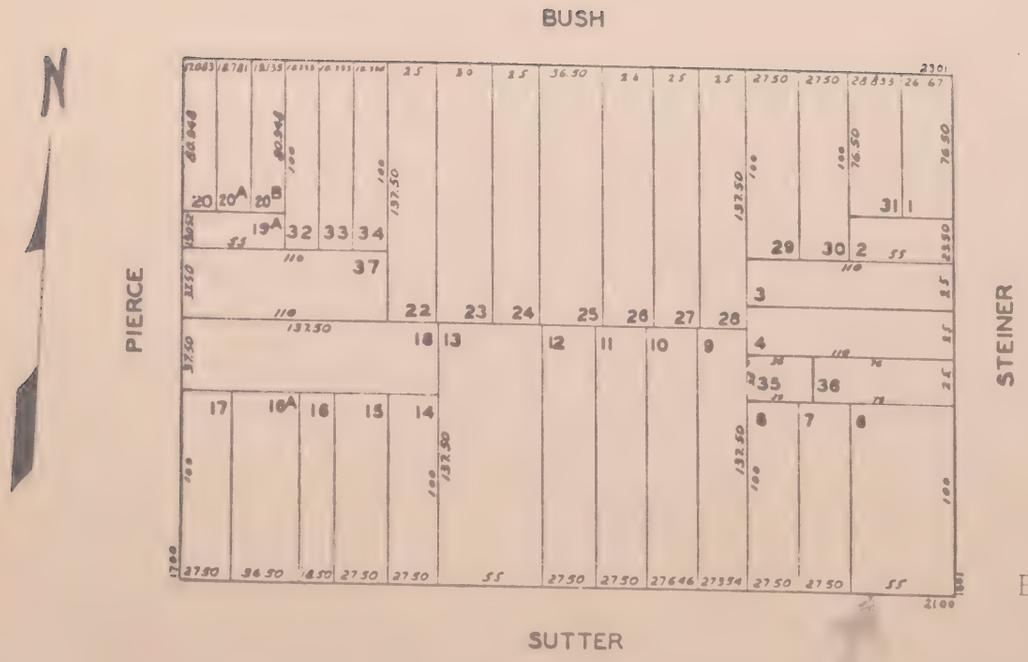
1969-70 Taxes $ 2,011.02

* Assessed value is 25% of true value.

Block 67½ Lot 4

SALES DATA

GRANTOR:	S. C. Sweigert, who acquired title as a single man
GRANTEE:	Jesse M. Levy III and JoAnne Levy, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B130, Page 514, File No. P50833
DATE OF DEED:	March 17, 1967 DATE OF RECORDING: 3/31/67
R.P.S.	$88.00
SALE PRICE:	$80,000.00 D.T. $60,000.00 to grantor
LAND AREA:	5,500 sq. ft.
UNIT VALUE:	$9.70 per sq. ft. of bldg. inc. land.
CONFIRMED:	Mr. Sweet , Realtor, 12/19/69
COMMENTS:	Property sold for $80,000.00, it is presently appraised for more than that. It is offered for sale at $150,000.00. There have been several offers and Mr. Sweet believes they will get their price. Mr. Sweet does not recall rental rate at time of sale and would not reveal present income. Mr. Sweet's office manages property.



Block 679 Lot 6



Address: 1700-1700A Post & 1701 -1717 Buchanan

Type of Improvement: 3 story wood frame dwelling containing 6 stores, 5 flats and 47 rooms.

Improvement Built: 1890 Rental Rate: _____

Building Area: 13,500 sq. ft. Rents:

First Floor mezzanine	5,220 sq. ft.	_____
Second Floor	4,140 sq. ft.	_____
Third Floor	4,140 sq. ft.	_____
_____	sq. ft.	_____
_____	sq. ft.	_____

Improvement Description:

Exterior walls are rustic , brick tile and plate glass. There is a brick foundation and no basement. There is a tar and gravel flat roof. Pine over plaster, plaster board and paneling and wood paper make up the interior trim. All floors are pine. There are 5 bathrooms, 48 fixtures, 5 tubs and 6 separate toilets. There is no central heating but there are 5 fireplaces. 2 fire escapes and [illegible] n this builing.

Assessed Valuation: Land $ _____ Improvements $ _____

1969-70 Taxes $ _____

Block 253 Lot 4

SALES DATA

GRANTOR: Samuel Rhine and Doris Rhine, his wife

GRANTEE: Harold H. Iwamasa and Takako Iwamasa, his wife

San Francisco C-2

Book A892, Page 345, File No. N76896

February 23, 1965 DATE OF RECORDING: 3/11/65

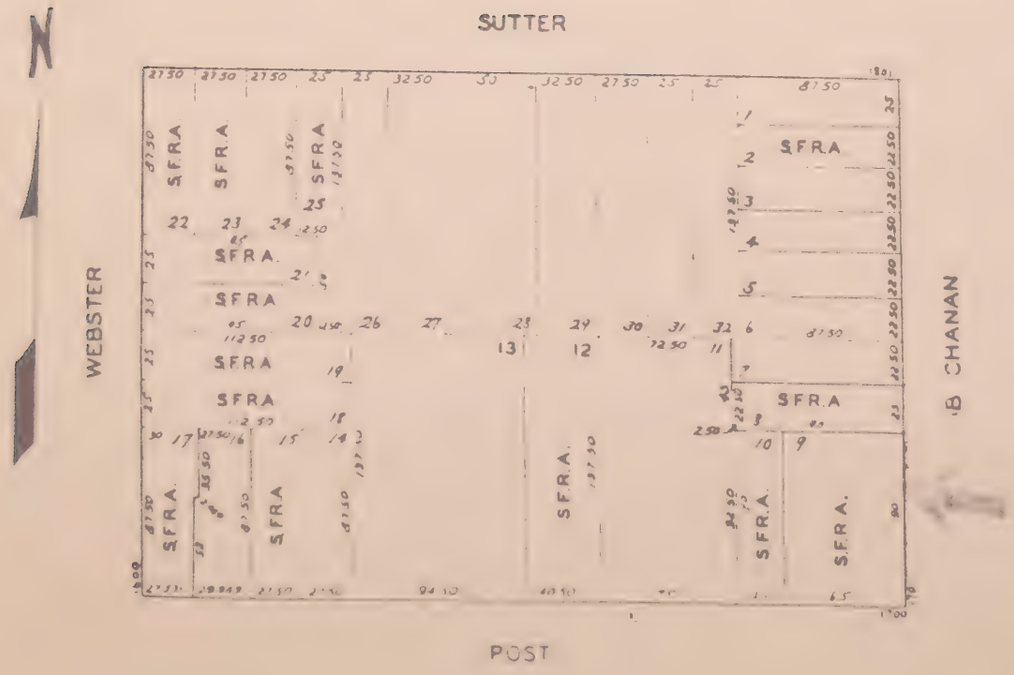
$140,000.00 D.T. $105,000.00 to Bank of Tokyo of California

5,850 sq.ft.

$10.37 per sq. ft. Bldg. inc. land

Mr. Rhine 12/29/69

COMMENTS: Western Title Insurance Co., a corporation, formerly Title Insurance and Guaranty Company, a corporation granted realty to Samuel Rhine and Doris Rhine, his wife by deed dated 2/23/65, File No. N76815.
Mr. Rhine says to the best of his knowledge he rented the corner store for $325.00 per month. The 3 others for $100. to $125. each and the upstairs for approx. $500.00. He believes he sold too cheap and rented too cheap. He believes Mr. Iwamasa rented the corner later for $600.00 per month and the other stores at $250.00 each.



Address _____

Type of Improvement _____

Improvement suits _____ Zoning Code _____

Building Area _____ sq. ft. Rental

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description

_____

_____

_____

Assessed Valuation: Land _____ Improvements _____

1969-70 Taxes _____



Photo _____ by _____

GRANTOR: Lewis D. Gilbert, Juliet G. Snyder and John J. Gilbert

GRANTEE: Masao Ashizawa and Agnes Ashizawa and Agnes Ashizawa, his wife and Naka Ashizawa, a widow

ZONING: San Francisco C-2

RECORDING: Book A866, Page 99, File No. N57257

DATE OF DEED: December 18, 1964 DATE OF RECORDING: 1/8/65

U.S.S.: $46.20

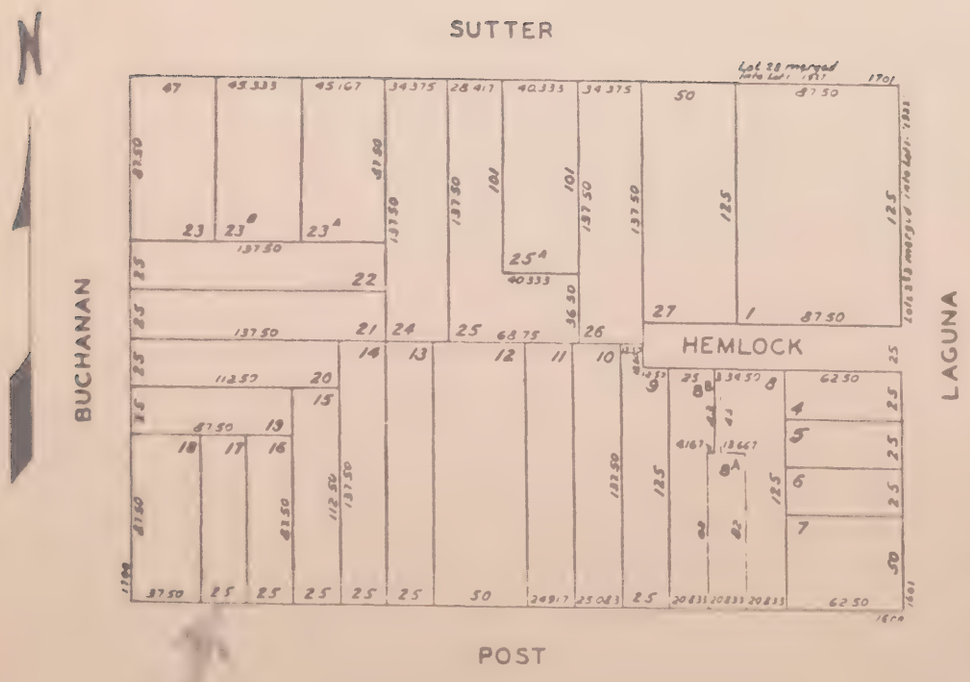
SALE PRICE: $42,000.00 D.T. $20,000.00 to [redacted] of Tokyo of California

LAND AREA: 2,188.sq.ft.

UNIT VALUE: $8.45 per sq.ft. of bldg. inc. land

CONFIRMED: Mr. Ashizawa 12/26/69

COMMENTS: This parcel is adjacent to Soko Hardward, which Mr. Ashizawa owns and operates. It was vacant at the time of sale.



Block 686, Lot 17

Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: [illegible] Rental Rate: [illegible]

Building Area: [illegible] sq. ft. [illegible]

[illegible] [illegible] [illegible]

[illegible] [illegible] [illegible]

[illegible] [illegible] [illegible]

[illegible] [illegible]

[illegible] [illegible]

Improvement Description:

[illegible] foundation with a partial basement which is unfinished and has cement floors. The exterior walls are brick with stucco on 3 sides with a green trim. Flat, tar and gravel roof. Pine over plaster make up the interior walls. There are 5 rooms of hardwood floors, the balance are pine. Some tile floors in bath. 8 bathrooms, with 14 fixtures. No heating system. It has a fire escape. This building was altered in 19[illegible]. "The Ship's Hold" which is a bar, went in and replaced the front windows with aggregate panels and knotty pine.

Assessed Valuation: * Land $ 111,40[illegible].0 Improvements $ 104,10[illegible].00

[illegible] Taxes $ [illegible]

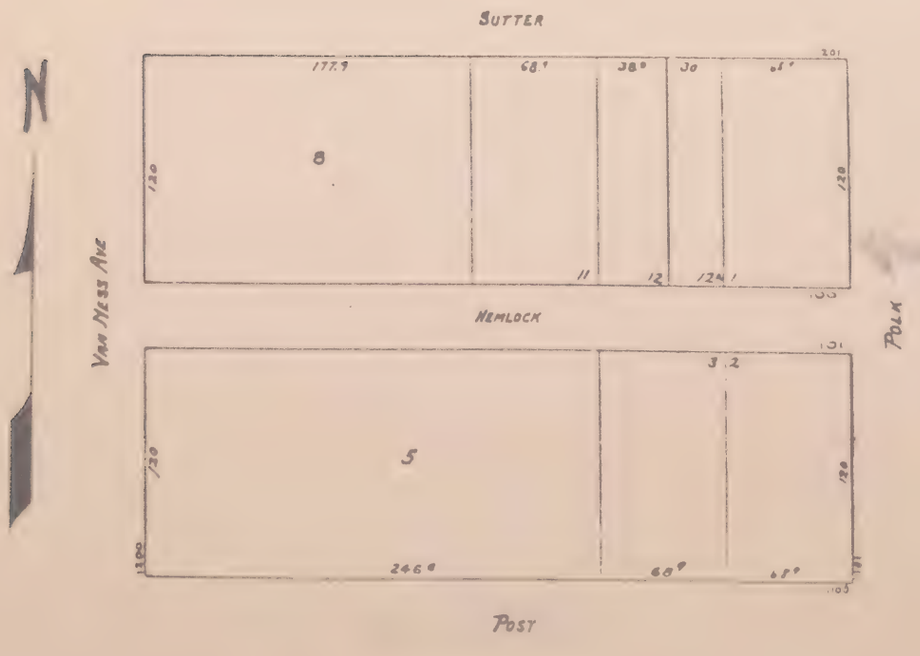


* Assessed value is 25% of actual value.

Block [illegible] Lot 1

[illegible]	Alexander M. Maisin and June L. Maisin, his wife
[illegible]	William W. McGonigle and Dolores T. McGonigle, his wife
[illegible]	San Francisco C-2
[illegible] RDED:	Book A843, Page 370, File No. N77671
[illegible] DEED:	March 11, 1965 DATE OF REPORTING: 3/15/65
	$289.30
[illegible]	$263,000.00 T.T. $150,000.00 to Bank of [illegible] National Trust and
[illegible]	8,250 sq. ft. Savings Association
[illegible]:	$12.65 per sq. ft. Bldg. $63000.00 to grantors inc. land.
[illegible]:	Mr. Melvin Dagovitz, realtor, 12/15/69 Mr. Maisin 12/16/69
[illegible]:	Ming Investments Incorporated, a corporation granted [illegible] to Alexander M. Maisin and June L. Maisin, his wife by deed dated 3/11/65 and recorded 3/15/65 in Book A843, Page 375, File No. N77671. I.R.S. $289.30.
[illegible]	[illegible] sold realty to Robert F. Rogers and [illegible] his wife, an undivided 1/2 interest by deed dated [illegible] Page 196, File No. N82[illegible] - no

Mr. Dagovitz said space above was in very poor condition. [illegible] below were in fair condition. An 8,000 sq. ft rooming house above was [illegible] down. Mr. Maisin said he was only used as an intermediary in a 3-way [illegible] and this was not a transaction that he was involved in.



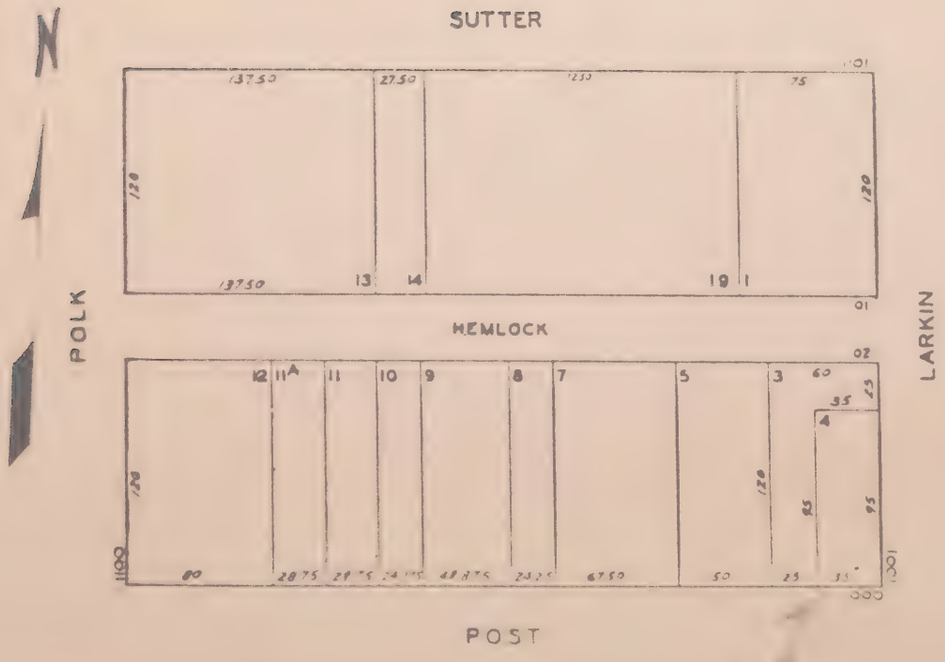
Block or 1, Lot 1

1969-7



SALES DATA

GRANTOR:	Ten Finman, Trustee and Sidney Rudy, successor trustee of the Dora Finman Testamentary Trust set forth in Decree of Distribution dated 5/20/59 in the Estate of Dora Finman, deceased
GRANTEE:	Real Estate Unlimited, Inc., a California Corporation
ZONING:	San Francisco C-2
RECORDING:	Book B230, Page 590, File No. 054801
DATE OF DEED:	March 15, 1968 DATE OF RECORDING: 4/3/68
I.R.S.	$176.00
SALE PRICE:	$160,000.00 D.T. $100,000.00 to Bank of America National Trust and
LAND AREA:	3,325 sq.ft. (35' x 95') Savings Association
UNIT VALUE:	$5,000.00 per unit (32) ($8.56 per sq.ft. of building including land)
CONFIRMED:	Mr. Misrach, owner of Real Estate Unlimited 1/8/70
COMMENTS:	Mr. Misrach says the building has single room unfurnished apartment renting presently for $50.00 per month each, 2 room unfurnished at $100.00 each; and 3 room unfurnished at $125.00 each. He receives $400. rent from corner store and $75.00 and $100.00 for small stores. He seemed reluctant to reveal or did not know how rooms were divided. He said rent at time of purchase was much less and did not produce too much revenue.



Address: [illegible]

Type of Improvement: Two story 12 room brick hotel and store building

Improvement Code: [illegible] Yard Items: [illegible]

Building Area: 3,940 sq. ft. Cable:

First Floor	1,970 sq. ft.	
Second Floor	1,970 sq. ft.	
Attic Floor	[illegible] sq. ft.	
[illegible]	sq. ft.	
[illegible]	sq. ft.	

Improvement Description:

This is a brick wall over concrete foundation building with basement - partial mansard and having common floors, flat tar and gravel roof and the interior walls [illegible] partitions. Floors consist of wood, two bathrooms, 8 fixtures, one hot water stove and one separate boiler. There is no furnace.

Assessed Valuation: * Land: $ 21,10.[illegible] Improvements: $ 17,191.00

1964-65 Taxes: $ 1,451.11

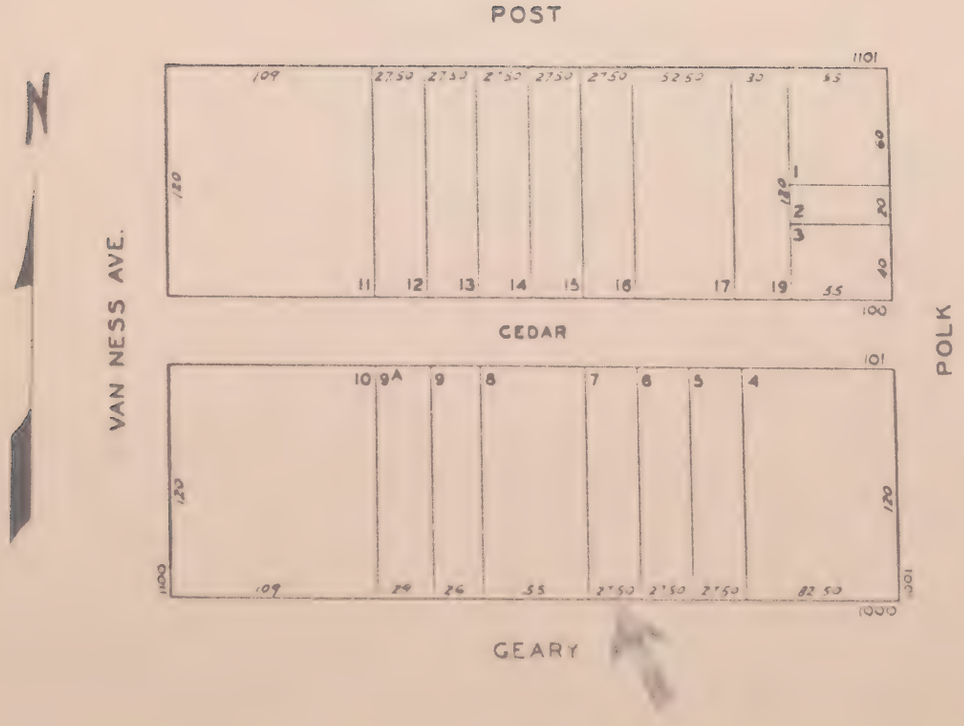


*Assessed value is 25% of above figures.

Block 504 Lot 7

SALES DATA

GRANTOR:	Louise Grundel
GRANTEE:	K. Man Lee and Lo May Wong Lee, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B205, Page 985, File No. 036546
DATE OF DEED:	December 18, 1967 DATE OF RECORDING: 1/3/68
	$35.20
SALE PRICE:	$48,500.00 D.T. $27,500.00 to Vera Grundel a Louise Grundel
LAND AREA:	3,300 sq.ft.
UNIT VALUE:	$8.16 per sq.ft. building including land.
CONFIRMED:	Mr. Dreyfus, attorney for Louise Grundel 1/6/70
COMMENTS:	Mrs. Grundel had a 2/3 interest property which sold for $48,500.00. Mr. Dreyfus says to the best of his knowle one tenant leased this since 1959. After lease expiration, he continued at $150.00 per month on a month to month basis. He considered this considerably underleased.





Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: [illegible] Rental Rate: _____

Building Area: [illegible] sq. ft. Rents:

First Floor [illegible] sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

[illegible] sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible]

Assessed Valuation: Land $ [illegible] Improvements $ [illegible]

1969-70 Taxes $ [illegible]

[illegible] Block [illegible] Lot [illegible]

SALES DATA

GRANTOR: Inma S. Michels, a widow

GRANTEE:

RECORDING: Book B 24, Page 625, File No. 065358

DATE OF DEED: February 21, 1966 DATE OF RECORDING: 3/3/66

I.R.S. $66.00

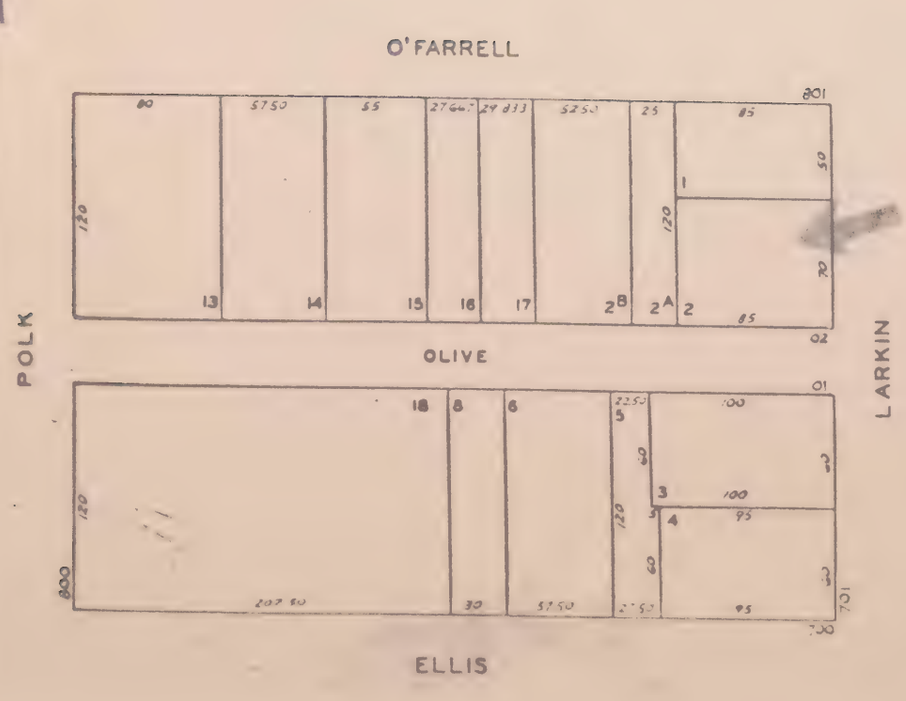
SALE PRICE: $60,000.00 D.T. $48,000.00 to grantor

LAND AREA: 5,950 sq.ft.

UNIT VALUE: $9.37 per sq.ft. building including land.

CONFIRMED: Mrs. Glaneros of Lakeside Realty 12/29/69

COMMENTS: This is an old building and Mrs. Glaneros thinks the value then and now is in the land (a value of $10.08 per sq.ft.). Income at time of sale, rent from two tenants was $250.00 and $175.00 for a total of $425.00. When this property was repossessed, it was given a value of $125,000.00 by the assessor's office. An appeal reduced it to $95,000.00.





Address: 1241-1243 O'Farrell Street (N-E)

Type of Improvement: two story wood frame building with a chord, and a stepp... also 11 rooms, also 2 kitchenettes.

Improvement Built: 1906 Rental Rate: _____

Building Area: 5,45[illegible] sq. ft. Rents:

First Floor 2,72[illegible] sq. ft. _____

Second Floor 2,72[illegible] sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior walls are rustic and stucco in the front with plain trim. There is a concrete foundation and no basement, has a flat, tar and gravel roof and interior trim is built up of plain plant plaster. All floors in the rooms are pine. There are 2 bathrooms with 3 fixtures, 1 tube and 2 separate toilets. Also, there is a storage shed. There are 8 closets in the rooms.

Assessed Valuation: Land $_____ Improvements $_____

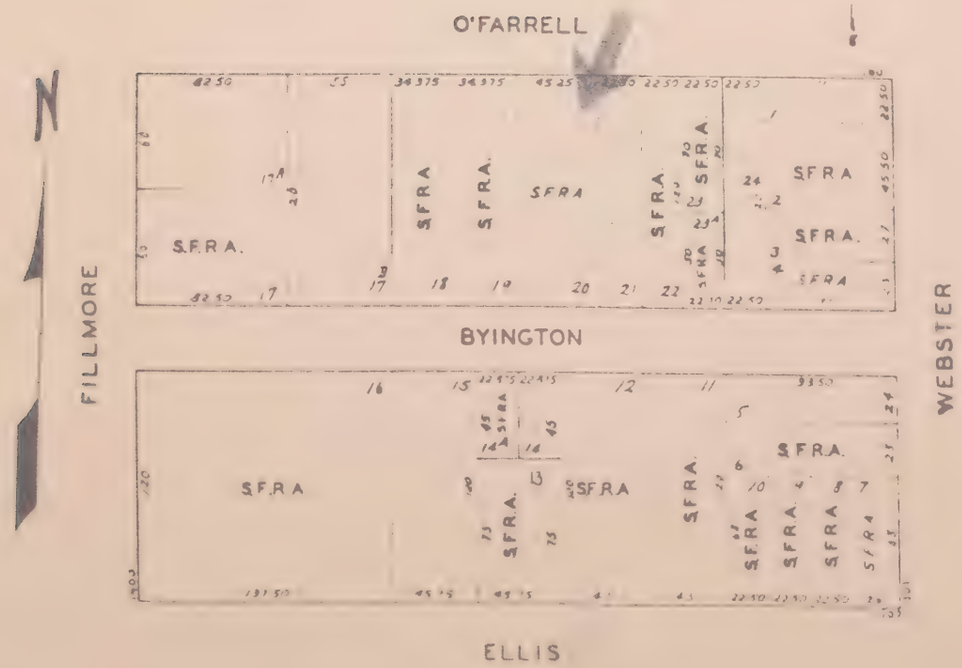
1969-70 Taxes $_____

Block 725 Lot 2[illegible]

SALES DATA

GRANTOR:	Thrassyvoulos Iconomakis, aka, Thrasyvoulos Jos Iconomakis and Trasyvoulos Econo akis; Irene Tsitsirides, aka, Irene Theophanis Tsitsirioakis; Maria Vizirakis, aka, Maria Vyzirakis; Calliope Valirakis, aka, Kalliopi Valyrakis; Anna Apostolakis, aka, Ann Apostolakis and Chrisse Iconomakis, aka, Chryssi Pedoulakis
GRANTEE:	George . Nazar, an unmarried man
ZONING:	San Francisco C-2
RECORDING:	Book A886, Page 68, File No. H71496
DATE OF DEED:	February 19, 1965 DATE OF RECORDING: 2/25/65
SALE PRICE:	$30,000.00 D.T. $15,000. to Home Feder Savings and Loan Assoc
LAND AREA:	5,430 sq.ft. (45.25' x 120') of San Francisco
UNIT VALUE:	$5.13 per sq.ft. of building $9,000. to Jerome Nabin including land
COMMENTS:	Mr. Stephen George Leonoudakis, attorney in fact for grantors - also an attorney 1/5/70

Mr. Leonoudakis said this was a group of Greek people on Crete who had purchased run down property and were proud to have it. They sent picutures showing how run down it was, recommending that they sell. He feels $30,000.00 which he claims is true because of I value, was a good price for this at that time.



Address: _____

Type of Improvement: _____

Improvement Date: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: Land $_____ Improvements $_____

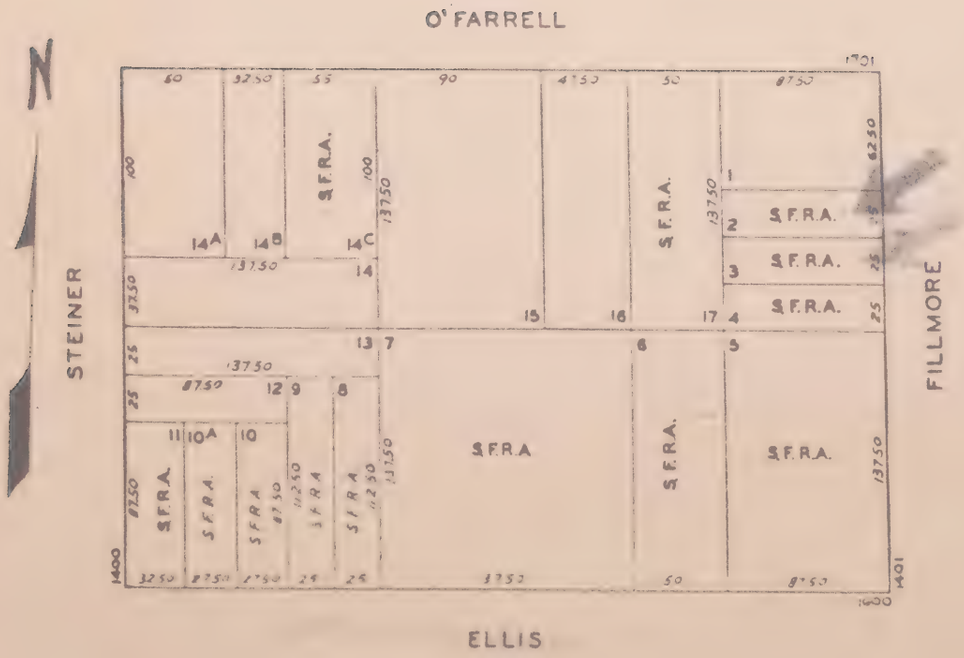
1969-70 Taxes $_____



Page _____

SALES DATA

GRANTOR:	Ermanell C. Walling
GRANTEE:	Gerald I. Antipa and Sally G. Antipa, his wife
ZONING:	San Francisco
RECORDING:	Book B 195, Page 57[illegible], File No. 028795
DATE OF DEED:	November 16, 1967 DATE OF RECORDING: 11/22/67
I.R.S.	$60.50
SALE PRICE:	$55,000.00
LAND AREA:	4,375 Sq.Ft. (50' x 87.5')
UNIT VALUE:	
CONFIRMED:	Mr. Antipa 12/22/69
COMMENTS:	Mr. Antipa refused to cooperate unless he is compelled to do so. Presently owned by redevelopment.



Address: [illegible]-70-72 Ellis

Type of Improvement: Three story, 12 room apartment & flat building

Improvement Built: 1911 Rental Rates

Building Area: 5,121 sq. ft. Rents:

First Floor 1,707 sq. ft.

Second Floor 1,710 sq. ft.

Third Floor 1,703 sq. ft.

[illegible] 30 sq. ft.

sq. ft.

Improvement Description:

[illegible]

Assessed Valuation: Land $ Improvements $

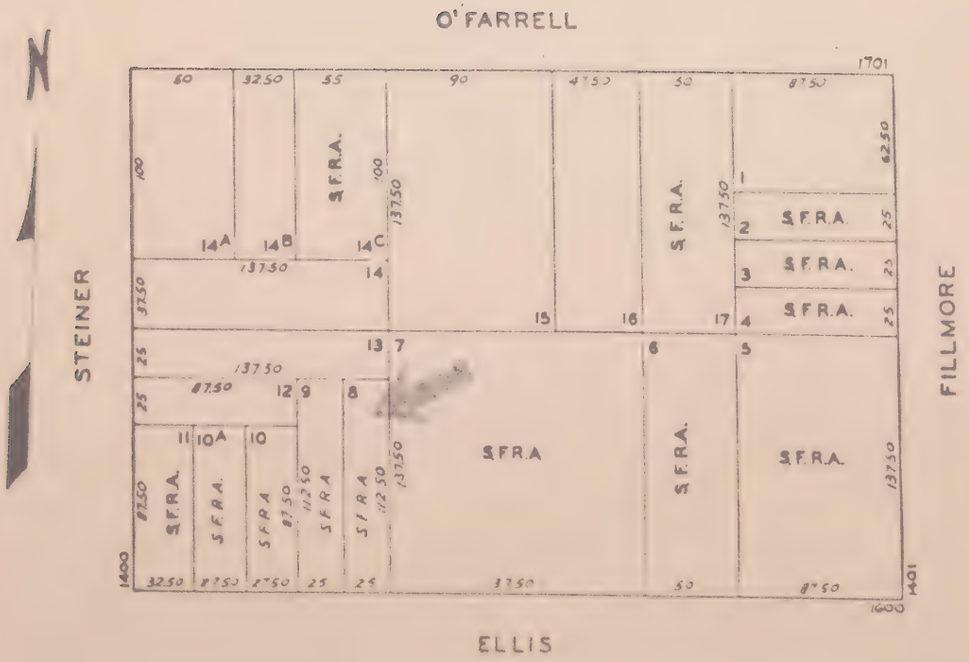
1969-70 Taxes $



Block Lot

SALES DATA

GRANTOR:	Viola E. Russell, a widow
GRANTEE:	Edward P. Dorsey, a single man, an undivided 1/2 interest and Roy D. Jackson, a married man, as his separate property, 1/2 interest
ZONING:	San Francisco R-4
RECORDING:	Book B 29, Page 712, File No. 069221
DATE OF DEED:	March 15, 1966 DATE OF RECORDING: 3/17/66
I.R.S.	$36.30
SALE PRICE:	$33,000.00
LAND AREA:	2,812 sq.ft. (25' x 112.5')
UNIT VALUE:	$11,000.00 per unit
CONFIRMED:	Mrs. Russell 12-21-66
COMMENTS:	Mrs. Russell says she and her mother owned this. They raised rents as they became vacant and were receiving $80.00 to $120.00 per month for the flats and approximately $40.00 for a small store in the basement. They both became unable to manage and sold the store. They say the new owners refurbished the building and raised rents. Mrs. Russell recently suffered a stroke



Address: [illegible]

Type of Improvement: Reinforced one story [illegible] building with four rooms

Improvement Built: 1925 Rental Rate: _____

Building Area: 3,500 sq. ft. Comments:

First Floor 2,500 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

Mezzanine 1,000 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

This building has a concrete foundation with [illegible] basement. The exterior walls are made up of concrete with plain trim. Building has flat, tar and gravel roof and the interior trim is pine over plaster walls with portions unfinished. The floors are masonite. There are two bathrooms with six fixtures and a gas furnace heating system. There is a hallow tiled partition wall.

Assessed Valuation: * Land $ [illegible] Improvements $ 17,500.00

1969-70 Taxes $ 844.92



*Assessed value is 25% of above figures.

Block 78 Lot [illegible]

[illegible] Thurma Baldw

[illegible] OF D[illegible] April 13, 1966 DATE OF RECORDING 4/15/66

I...S. $33.00

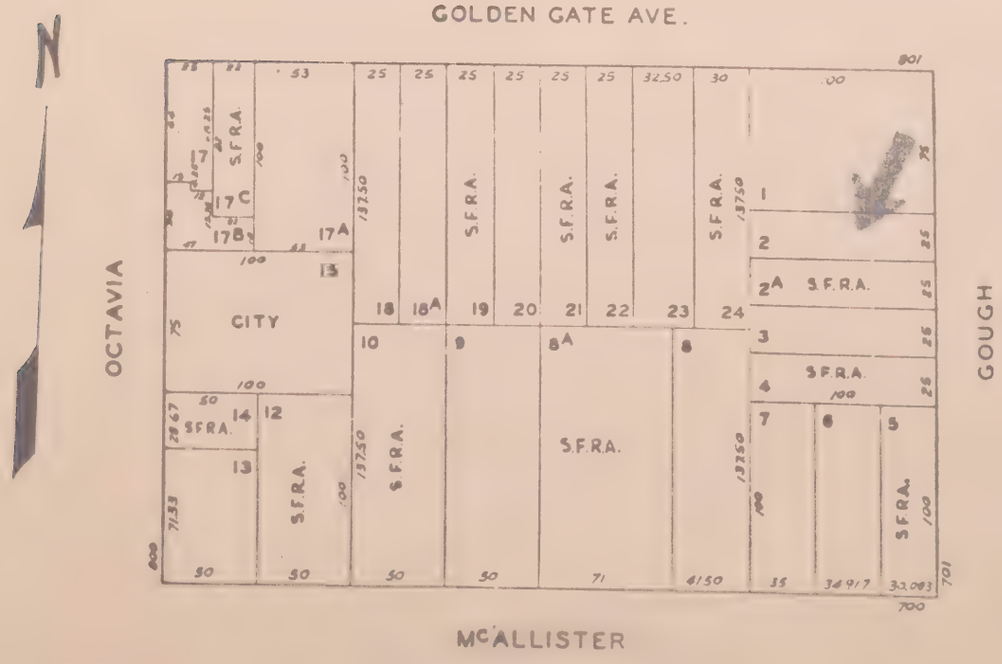
SALE PRICE $30,000.00

LAND AREA: 2,500 sq.ft. (25' x 1[illegible]')

UNIT VALUE: $8.57 per sq.ft. building including land

CONFIRMED: Mr. Thomas Archer 1/7/70

COMMENTS: Mr. Archer, father of the pro-golfer George Archer of Gilroy, purchased this unit when garage unit below was getting $125.00 and previous owner's brother lived in apartment above. Mr. Archer rented 25' x 15' concrete building shop unit for $250.00 per month(he says at one time for $385.00) also rent apartment for $385.00 and got $30.00 a month for sign on roof. He stays because of buildings imminent acquisition, rent is now $1[illegible]5.00 $80.00 and $35.00. He says building next to his, similar but not as good, well located on rear apartment above sold to Redevelopment Agency for $32,000.00.





Address: 737, 29 and 31 Stanyan Street

Type of Improvement: Three story wood frame building containing an industrial shop and 16 rooms

Improvement Built: 1907 Rental Rate: _____

Building Area: 5,865 sq. ft. Rents:

First Floor	2,515 sq. ft.	_____
Second Floor	1,975 sq. ft.	_____
Third Floor	1,375 sq. ft.	_____
_____	sq. ft.	_____
_____	sq. ft.	_____

Improvement Description:

The interior walls of the building is rustic with plain trim. There is a concrete foundation and a tar and gravel flat roof. Pine over plaster make up the interior trim. Rooms contain 5 hardwood floors, 11 pine floors, 2 bathrooms with 12 fixtures, 2 tubs and 2 separate toilets. Heating is provided by 2 circular heaters and there are 2 fireplaces, 2 porches and 9 closets.

Assessed Valuation: Land $ _____ Improvements $ _____

1969-70 Taxes $ _____

Block 769 Lot 4

SALES DATA

GRANTOR: Katharina Sukop, a widow

GRANTEE: Mary Calvert, an unmarried woman

ZONING: San Francisco C M

RECORDING: Book B 52, Page 66, File No. 085570

DATE OF DEED: May 11, 1966 DATE OF RECORDING: 5/20/66

U.S.

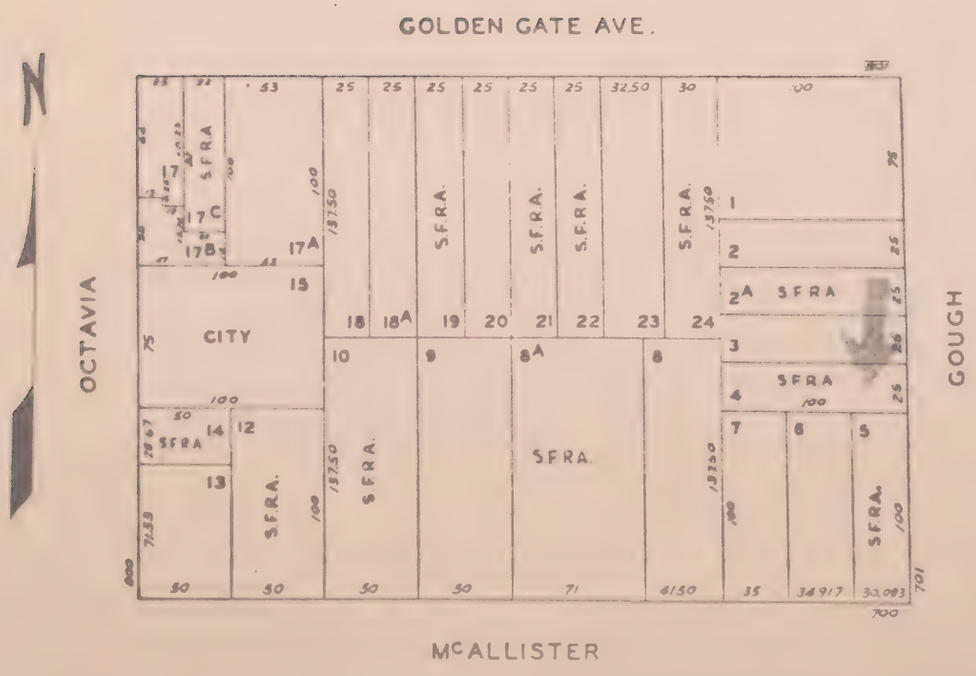
SALE PRICE: $35,000.00 $20,000.00 to Home Federal Savings and Loan Association of San Francisco

LAND AREA: 2,500 sq.ft. (0')

UNIT VALUE: $5.97 per sq.ft building incl. $5,000.00 to grantor land

CONFIRMED: Mary Calvert 1/5/70

COMMENTS: Miss Calvert considered this a bad investment and had it but a short time. When occupied and when she could collect, she received $125.00 for the upper unit and never was paid for the lower which was occupied but she couldn't collect.



Block 769 Lot 4

Address: [redacted] McAllister St. (rear)

Type of Improvement: two story, 13 room, single family residence

Improvement Built: 1924 Rental Rate: _____

Building Area: 1,304 sq. ft. Rents:

First Floor 670 sq. ft. _____

Second Floor 670 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Reinforced concrete building with no basement. Flat, tar and gravel roof. 2 bathroosm in this building.

Assessed Valuation: Land $_____ Improvements $_____

1969-70 Taxes $_____

Block [redacted] Lot 24 (rear)



Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: [illegible] Rental Rate: _____

Building Area: [illegible] sq. ft. Rents

First Floor [illegible] sq. ft. _____

Second Floor [illegible] sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible]tion . There is a partial basement, unfinished, with cement floor [illegible]. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. Inte[illegible] [illegible] aster walls. There are 11 rooms with pine floors, 10 fixtu[illegible] [illegible]throoms. There are 4 fireplaces in this building.

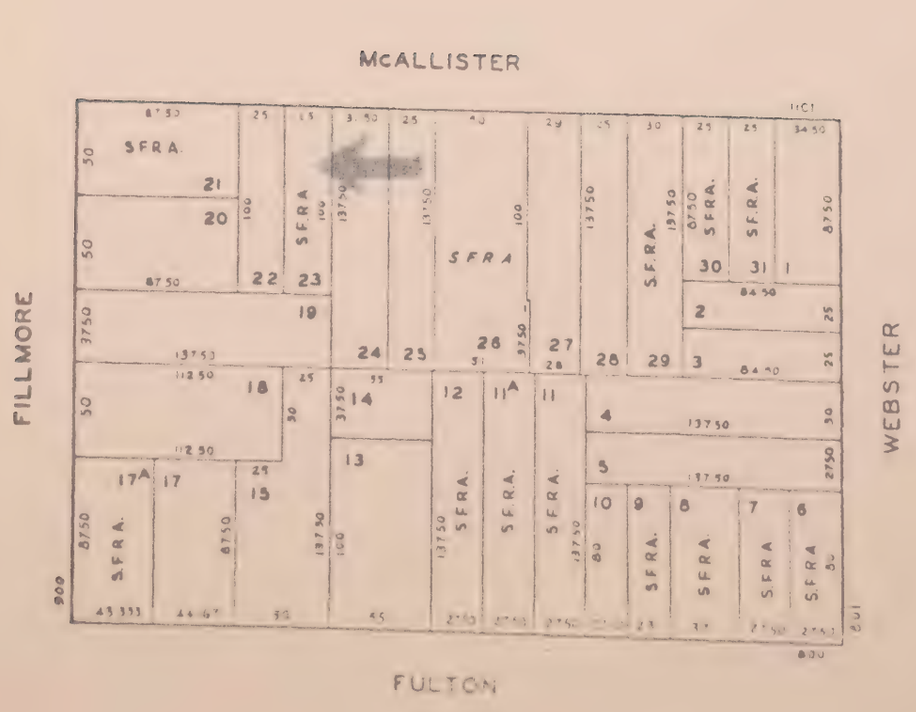
Assessed Valuation: Land $_____ Improvements $_____

1969-70 Taxes $_____

Block 780 Lot 23

SALES DATA

GRANTOR:	Walter Nicholas Bankovitch and Walter Joseph Bankovitch
GRANTEE:	Valev V. Lusik and Yola E. Lusik, his wife
ZONING:	San Francisco C-2
RECORDING:	Book A925, Page 373, File No. N132850
DATE OF DEED:	May 27, 1965 DATE OF RECORDING: 6/1/65
I.R.S.	$33.00
SALE PRICE:	$30,000.00 [illegible] $22,800.00 to [illegible] Savings and Loan Ass[illegible]
LAND AREA:	2,500 sq.ft. (25' x 1[illegible]')
UNIT VALUE:	$7,500.00 per unit (3 apartments and 1 store)
CONFIRMED:	Mrs. Lusik 1/7/70
COMMENTS:	Mrs. Lusik from memory says she thinks the $30,000.00 [illegible] close to accurate. She vaguely recalls rental of 3 apartm[illegible] units at $22[illegible].00 to $270.00. She said that store was nearly always vacant and she does not recall any rental price.





Address: 471-477 Fulton Street

Type of Improvement: Three story wood frame building used as 22 apartment and [illegible]

Improvement Built: 1907 Rental Rate: _____

Building Area: 16,053 sq. ft. Rents:

First Floor 5,485 sq. ft. _____

Second Floor 5,285 sq. ft. _____

Third Floor 5,285 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has a brick foundation with full unfinished basement having a cement floor, exterior wall in the front being brick veneer on the first level with rustic for the balance of the building. There is some stucco on this dwelling with plain trim. Roof is flat, tar and gravel and the interior trim in pine over plaster walls, some paneling throughout and rooms contain 20 hardwood, 26 pine, floors and 20 tile baths. There are 22 bathrooms, 88 fixtures. Two stores on the ground floor were converted into three apartments in 1962.

Assessed Valuation: * Land $ 30,600.00 Improvements $ 93,300.00

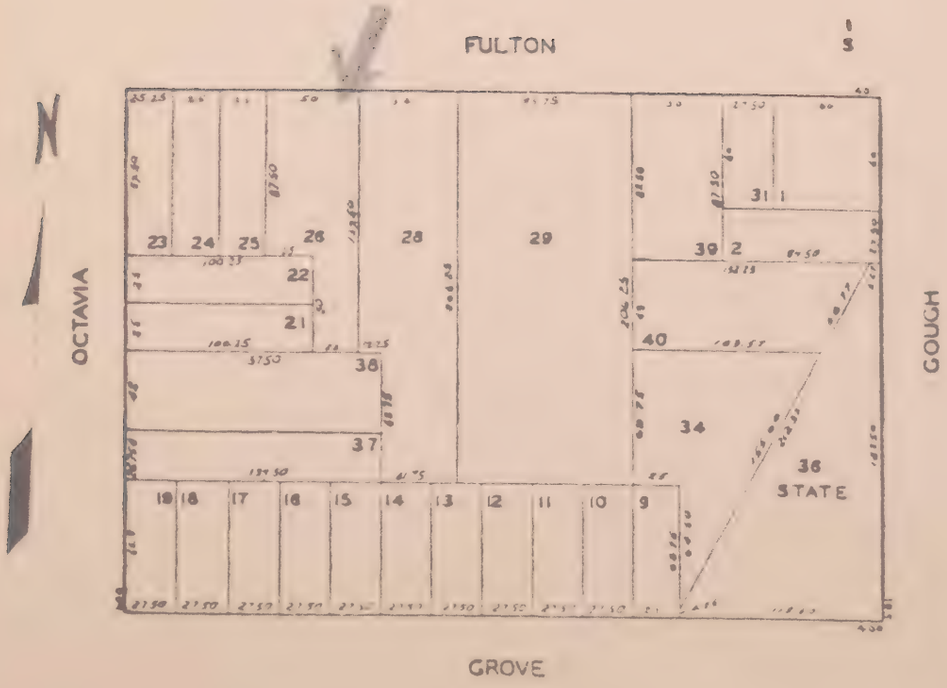
1969-70 Taxes $ 3972.24

*Assessed value is 25% of above figures.

Block 793 Lot 26

SALES DATA

GRANTOR:	Daniel F. McCarthy, as Conservator of the estate of G[illegible] Hall, Conservatee
GRANTEE:	Paul J. Cherrington and Irene Cherrington, in joint tenancy
ZONING:	San Francisco C M
RECORDING:	Book A972, Page 928, File No. 027553
DATE OF DEED:	September 15, 1965 DATE OF RECORDING: 10/8/65
I.R.S.	$194.70
SALE PRICE:	$177,000.00
LAND AREA:	5,625 sq.ft.
UNIT VALUE:	$8,045.00 per unit ($11.03 per sq.ft. of building including [illegible])
CONFIRMED:	Superior Court - San Francisco 9/14/65 No. 170207
	Probate No. 170207 9/14/65
COMMENTS:	Three story apartment and commercial building. It has [illegible] apartments on the upper floors and two stores on the street level. Total income at time of sale was $1,687.50 per month. All apartments were two rooms.



Address: 1551-1551 Fillmore

Type of Improvement: two story 10 room wood frame 2 flat building

Improvement Built: 1895 Rental Rate:

Building Area: 2,500 sq. ft. Rental

First Floor 1,250 sq. ft.

Second Floor 1,250 sq. ft.

Third Floor sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Wood siding exterior over concrete and brick foundation. No basement. Gabled roof with asbestos shingles. Interior walls are plaster. There are five floors, 2 bathrooms, 10 fixtures, and 2 tubs. There are 2 circulating heaters, and 4 closets.

Assessed Valuation: Land $ Improvements $

1969-70 Taxes: $



Block 730 Lot 14



Address: 853-865 Fillmor

Type of Improvement: three story 18 room [illegible] apartment unit bldg.

Improvement Built: 1906

Rental Rate: _____

Building Area: 5,937 sq. ft.

Rents:

First Floor	1,979 sq. ft.	6 apt. @ [illegible] $510.00
Second Floor	1,979 sq. ft.	1 apt. @ [illegible] $ 89.50
Third Floor	_____ sq. ft.	1 apt. @ [illegible] $ 95.00
_____	sq. ft.	1 apt. @ $100.00 $100.00
_____	sq. ft.	Store @ $125.00 $125.00
		TOTAL $919.50

Improvement Description:

Stucco and wood siding exterior over brick foundation. No basement. Gabled roof with composition roofing. Interior walls are plaster, rooms have hardwood floors, the balance is pine. There are 4 bathrooms, 18 fixtures, 3 tubs, 2 showers, 1 separate basin. There are 4 circulating heaters, 4 fireplaces, 4 fire escapes, and 13 closets in this building. There are 3 4-room apartments and 1 5-room apartment.

(rear) one story 1 room wood frame garage [illegible] Sq. Ft.

Assessed Valuation: Land $ 18,500.00 Improvements $ 20,[illegible].00

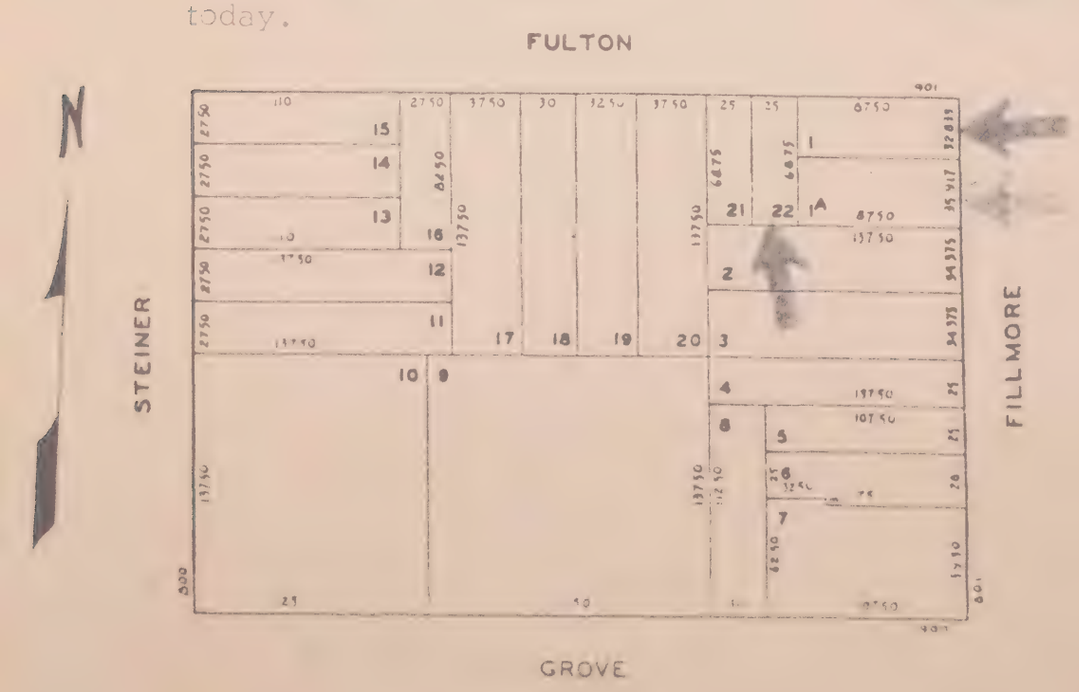
1969-70 Taxes $ 1,[illegible].00

Block 781 Lot 14A-6

SALES DATA

GRANTOR:	David Reese and Margaret Reese, his wife
GRANTEE:	Charles Word, Jr., a widower
ZONING:	San Francisco R-3
RECORDING:	Book B 38, Page 397, File No. 075461
DATE OF DEED:	March 30, 1966 DATE OF RECORDING: 4/8/66
I.R.S.	$54.05
SALE PRICE:	$95,000.00 D.T. $33,407.63 to grantors
LAND AREA:	7,735 sq.ft.
UNIT VALUE:	$9,500.00 per rental
CONFIRMED:	Mr. Charles Word 1/10/70
COMMENTS:	Transamerica Title Insurance Company, a s Trustee, granted realty to David Reese, et ux, by deed dated March 28, 1966 and recorded 4/8/66 in Book B 38, Page 395, File No. 075400 - Sale price being $49,799.24.

Lawrence Ross, et ux, conveyed deed of trust to David Reese, et ux, which deed of trust was defaulted. AT time of sale rents were as follows: 863-865 Fillmore 4 unit apts. 3 at $95.00 and 1 at $80.50. 855-857 at $85.00 each (2 units) and 903 Fulton- $85.00; 905 Fulton $95.00 and 907 Fulton $100.0 In addition 863 fillmore has a store which was on lease at $125.00 with an au - matic increase shortly thereafter to $150.00. Rents were approximately the today.



Owner: _____

Type of Improvement: _____

Improvement Suite: _____ Unit # _____

Building Area: _____ sq. ft. _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: Land _____ Improvements _____

1964-65 Taxes _____



Block _____ of _____

Robert H. Rogers and Cipha Rogers, Life Estates, with remainder to Jane Rogers McLaren

GRANTEE: Fred Koopman, a single

RECORDING: Book B284, Page 181, File No. R22481
Book B284, Page 182, File No. R22482 (2)

DATE OF DEED: August 1, 1968 DATE OF RECORDING: 10/25/68
August 13, 1968 10/25/68

U.R.S. $23.65 (1) $23.65 (2) $47.3

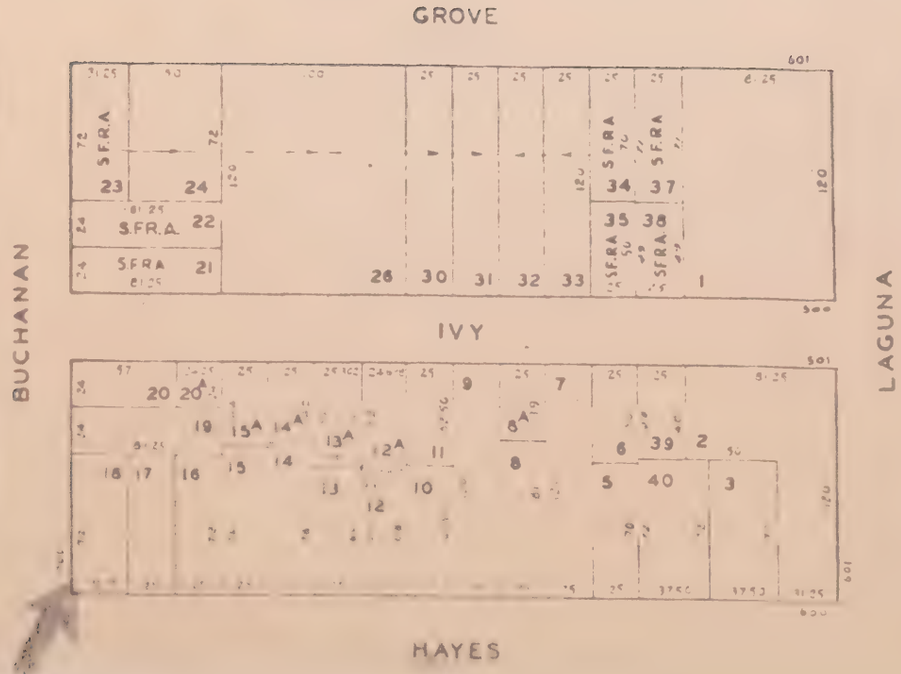
SALE PRICE: $43,000.00

LAND AREA: 2,250 sq. ft.

UNIT VALUE: $19.11 per sq. ft. of land inc. imps.

CONFIRMED:

COMMENTS: Store on street level rents for $150.00/mo.
one - 4 rm. apt. $65.00 per mo.
two - 5 rm. apts. (70) $140.00 per mo.
one - 6 rm. apt. $70.00 per mo.



Block 836 Lot 13



Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: [illegible] Rental Rate: _____

Building Area: [illegible] sq. ft. Terms:

First Floor [illegible] sq. ft. _____

Second Floor [illegible] sq. ft. _____

Third Floor [illegible] sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible]

Assessed Valuation: Land $ [illegible] Improvements $ [illegible]

1969-70 Taxes $ [illegible]

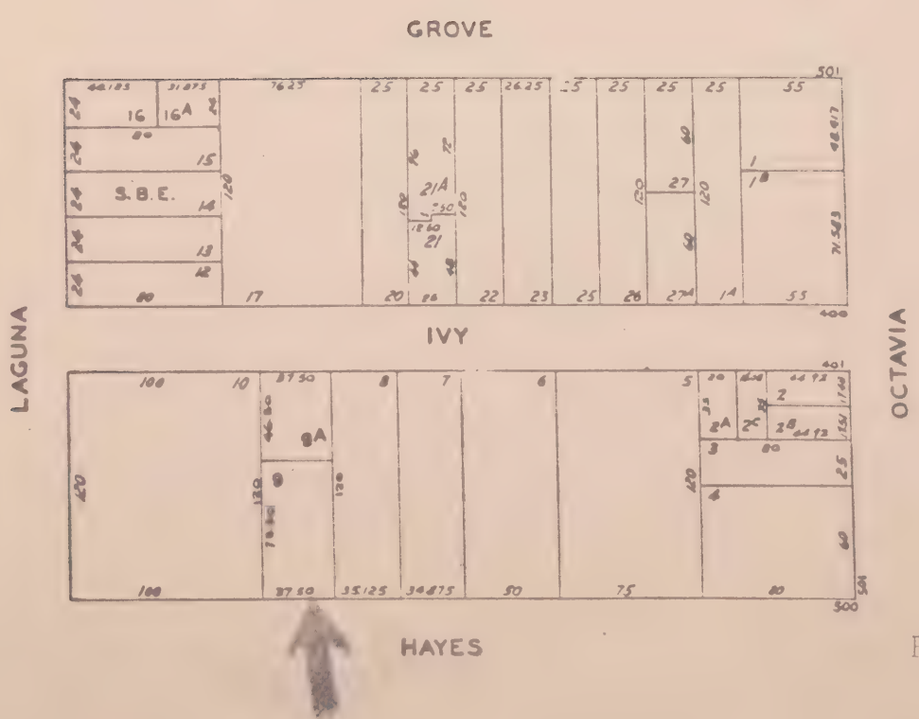
[illegible]

Block [illegible] Lot 9

SALES DATA

GRANTOR:	Henry M. Hastings and Amelia A. Hastings, his wife
GRANTEE:	Clarence M. Dalton and Louise Dalton, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B166, Page 316, File No. 06920
DATE OF DEED:	July 10, 1967 DATE OF RECORDING: 8/4/67
I.R.S.	$5.50
SALE PRICE:	$21,500.00 D.T. $4,200.00 to grantors
LAND AREA:	2,013 sq.ft.
[illegible]:	
CONFIRMED:	Geo. Rowan (Cournale & Co. Realtors) 1/12/70
COMMENTS:	Western Title Insurance Company, a corporation, as trustee granted realty to Henry M. Hastings and Amelia A. Hastings, his wife by deed dated June 12, 1967 and recorded in Book B152, Page 813, File No. P67589

Sale Price being $5,222.52 - - conveyance is made pursuant to deed of trust from Clarence M. Dalton to Charles Cournale, et ux, which was defaulted.



Block 807 Lot 9

Address: 341 Stagg St (rear)

Type of Improvement: one room shop

Improvement Built: 1920 Rental Rate: _____

Building Area: _____ sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Reinforced concrete with a concrete foundation with no basement. Exterior walls are concrete with plain trim. Flat, tar and gravel roof which has 2 sky-lite in it. Unfinished interior. Cement floors, 2 fixtures in the one bathroom. Party wall on one side. The sky-lites are 14' x 22' and the other 6'x14' in this building.

Assessed Valuation: Land $ _____ Improvements $ _____

1969-70 Taxes $ _____

Block 341 Lot 20 (rear)
(Page 2 of 2)



Address: [illegible] Block St. (front)

Type of Improvement: [illegible]

Improvement Built: [illegible] - remodeled 1962 Rental Rate: _____

Building Area: [illegible] sq. ft. Rents:

First Floor [illegible] sq. ft. _____

Second Floor [illegible] sq. ft. _____

Third Floor [illegible] sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Owner's [illegible] with a full basement, reinforced, cement floor. Exterior walls are resting with a plate line with a shingle roof. Flat tar and gravel roof. Interior trim is pine over plaster walls with natural hardwood floors in [illegible] rooms. There are 4 rooms with hardwood floors & with tiles and 1 with tile. There are 4 bedrooms, 1½ baths, 1 gas sanitary furnace, 2 fireplaces, and 1 closet unit in the building.

Assessed Valuation: * Land $ [illegible] Improvements $ [illegible]

1969-70 Taxes $ [illegible]

* Assessed value is [illegible] of sales price.

Block [illegible] Lot [illegible]

(Page 1 of 2)

Address: _____

Type of Improvement: _____

Improvement Built: _____ Rental Rates: _____

Building Area: _____ sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick building with [illegible] foundation, [illegible] basement. [illegible] floors. Flat, tar and gravel roof [illegible] unfinished [illegible]. There are [illegible] No fixtures in the building. Ceiling [illegible] walls. There are skylights 4' x 6' and the [illegible] wall [illegible].

Assessed Valuation: Land $ 2,[illegible] Improvements [illegible]

1969-70 Taxes $ [illegible]



[illegible]

GRANTOR: Robert E. Buckley and Rose M. Buckley, his wife

GRANTEE: James Jensen Jr., a single man

ZONING: San Francisco C-2

RECORDING: Book B316, Page 346, File No. R46070

DATE OF DEED: February 28, 1969 DATE OF RECORDING: 2/28/69

I.R.S. $52.8

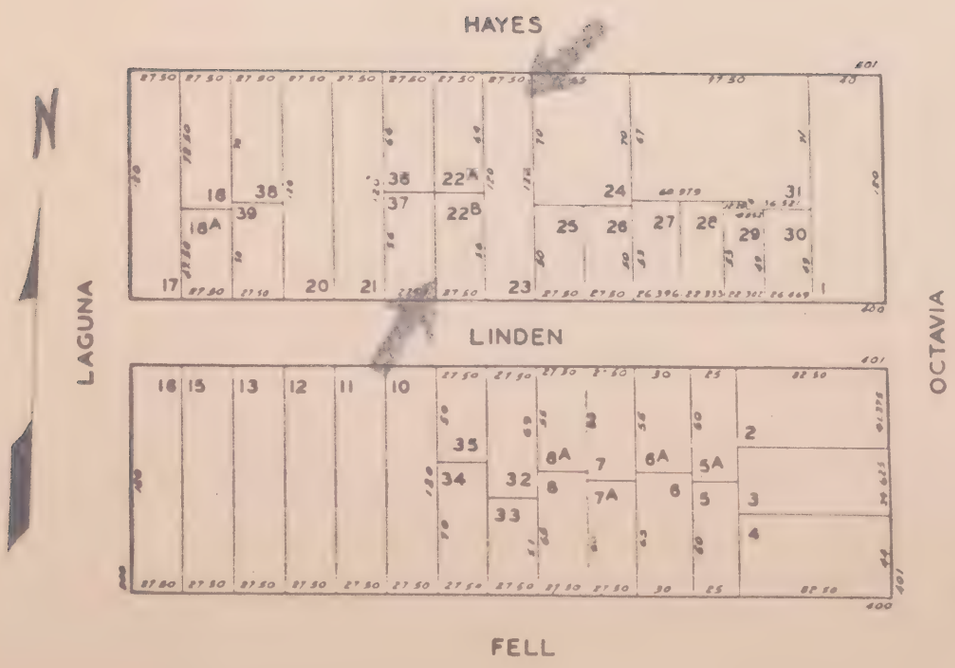
to grantors

4,840 sq.ft.

UNIT VALUE: $11,970.00 per unit

CONFIRMED: James Jensen's broker 12/29/69

S: There are four small apartment units that rent for $60.00 a month each and two vacant stores unable to rent.



Address: 1802-8 Haight Street

Type of Improvement: Two story wood frame 2 unit dwelling

Improvement Built: 1890 Rental Rate:

Building Area: 2,750 sq. ft. Units:

First Floor 1,375 sq. ft.

Second Floor 1,375 sq. ft.

Third Floor sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Used as a store with one flat above.

Brick foundation with no basement. Exterior is paint wtr, a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. Pine floors and one cement floor in the store. One bathroom, vitreous fixtures, separate room with toilet in it. Gas furnace with a partition in the hallway. There is a loose gas plant for the laundromat on the first floor. 3 closets.

Assessed Valuation* Land $ 21,100.00 Improvements $ 9,200.00

1969-70 Taxes $ 681.06

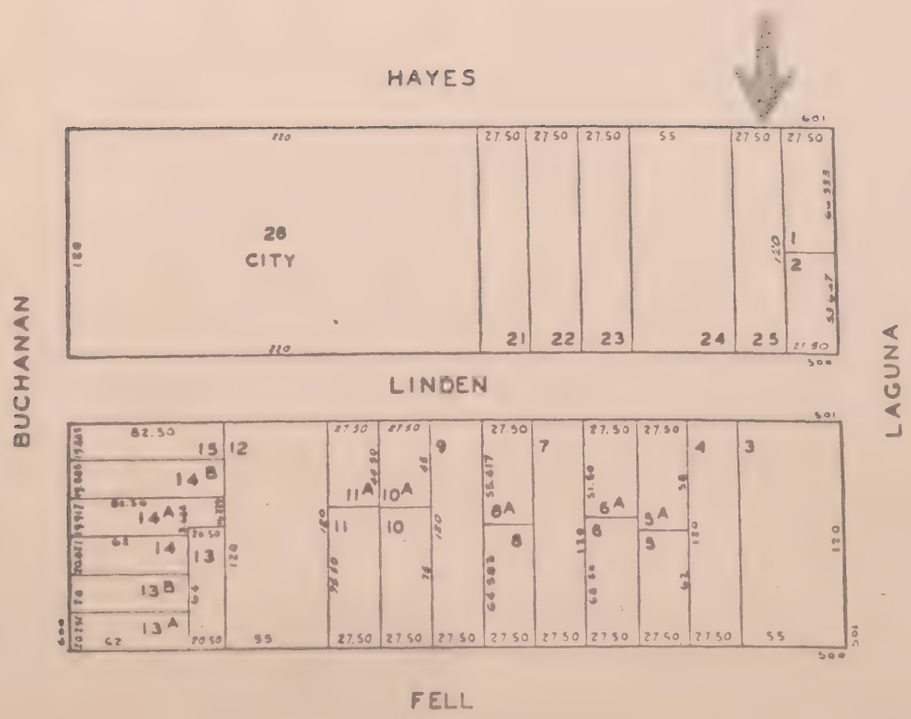


*Assessed value is 27% of above figures.

Block 819 Lot 25

SALES DATA

GRANTOR:	Jack Louis Smith, a single man and Ina Anita Smith, a single woman
GRANTEE:	Henry Slamovich and Miriam Slamovich, his wife
ZONING:	San Francisco - C-2
RECORDING:	Book B258, Page 53, File No. R03213
DATE OF DEED:	July 8, 1968 DATE OF RECORDING: 7/17/68
I.R.S.	$24.20
SALE PRICE:	$22,000.00
LAND AREA:	3,300 sq.ft. (27.5' x 120')
UNIT VALUE:	$7,333.00 per unit ($8.00 per sq.ft. of building including land)
CONFIRMED:	Mr. Slamovich 12/27/68
COMMENTS:	Grantees operate the Coin Wash in this building and rent [illegible] t above for $125.00. Tenant pays all [illegible]



Block 819 Lot 25



Address: 791 Fell Street and 801-11 Fillmore Street

Type of Improvement: Four story wood frame dwelling with 24 rooms

Improvement Built: 1900 Rental Rate:

Building Area: 14,580 sq. ft. Rents:

First Floor 3,240 sq. ft.

Second Floor 3,645 sq. ft.

Third Floor 3,645 sq. ft.

Fourth Floor 3,930 sq. ft.

sq. ft.

Improvement Description:

Used as three-story (lower floor) novel rooms and 1 flat. Brick foundation with a full basement, partial crawl and partial wood floor. Room for one car parking. Exterior walls are plaster with stone on the lower front floor front. Flat, tar and gravel, roof. Interior trim is pine over plaster walls. Four hardwood floors, 5 pine floors, 23 stations, 3 tubs and 6 separate toilet rooms. Gas furnace with 12 circulating heaters and 2 fireplaces. Marble entry walls, marble tile, glass front doors.
Note: Log in block destroys the 1st, 2nd and 3rd floors - rear.

Assessed Valuation: Land $ 15,000.00 Improvements $ 21,000.00

1969-70 Taxes $ 2,015.32

Block 771 Lot 14

SALES DATA

GRANTOR: Marciano Foronda and Clara Foronda, his wife and Mateo B. Villagonzalo, a single man

GRANTEE: Beulah Credit, a widow

LOCATION: San Francisco R-4

RECORDED: Book B357, Page 983, File No. S06540

DATE OF DEED: August 4, 1969 DATE OF RECORDING: 8/6/69

TAXES: $41.80

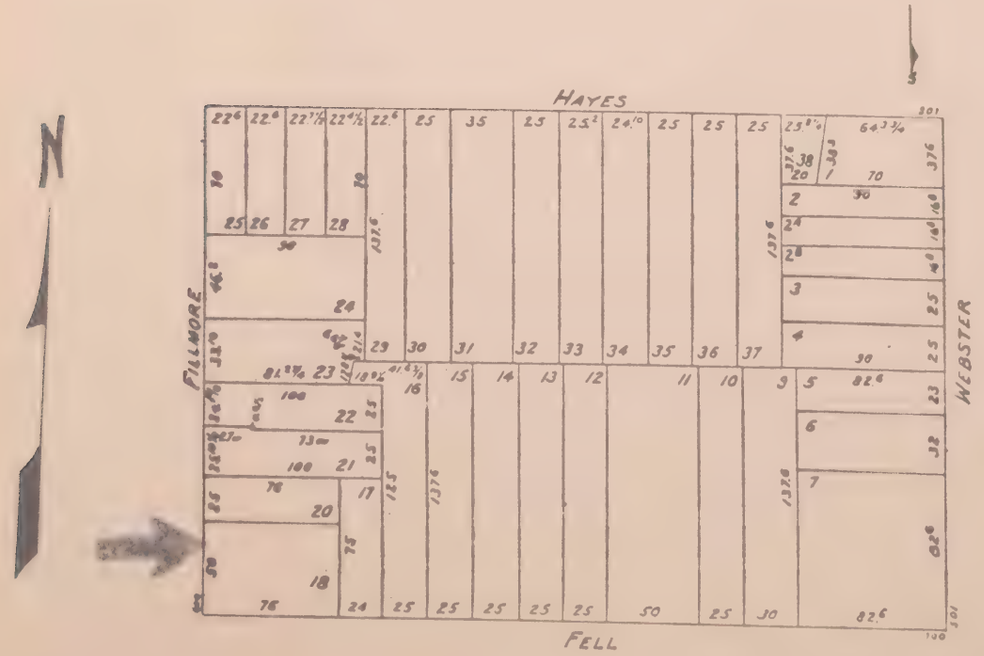
SALE PRICE: $85,000.00

LAND AREA: [illegible]

UNIT VALUE: $6.25 per sq.ft. of building including land

CONFIRMED: Marciano Foronda and Mr. Pechoultres of Pacific Realty Co., Selling Broker 12/23/69

COMMENTS: Mr. Foronda confirmed date and location but referred to Pacific Realty Company. The building was leased by Mrs. Credit for $450.00 per month and operated as a hotel; the corner store rents at $163.50 per month; a second inside store rents at $60.00 per month and a 5 room flat for $90.00 per month. After completion of sale, Mr. Pechoultres served as manager and continued to collect $450.00 per month from Beulah Credit, the new owner. It was discussed with Mr. Pechoultres that she was involved in many real estate transactions including several foreclosures and usually through Mr. Bruno Belli. He said he suspected Beulah Credit served as a front for some of Belli's purchases and agreed that Mr. Belli was difficult to locate to talk with.



Block 821 Lot 18

Address: 295 Fell Street & 230 Gough Street

Type of Improvement: Three story wood frame building with 16 rooms

Improvement Built: 1905 Rental Rate: _____

Building Area: 5,461 sq. ft. Rents:

First Floor 1,787 sq. ft. _____

Second Floor 1,837 sq. ft. _____

Third Floor 1,837 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building used as two flats with housekeeping rooms and 2 stores on the lower level. It has a brick foundation with a garage on the first floor and exterior is rustic with stucco on two sides and plain trim, flat, tar and gravel roof with pine over plaster walls, Rooms have 14 pine floors, 2 cement floors, 2 bathrooms with 21 fixtures, 2 tubs and 3 separate toilet rooms with wash basins. Also, there is steam heat and 11 closets.

NOTE: Two rooms share bath, 2 wall radiators in building have steam heat supplied by an adjoining building.

Assessed Valuation:* Land $ 27,700.00 Improvements $ 51,000.00

1969-70 Taxes $ 2264.80

See photo on Page 1

Block 311 Lot 11

Address: 230-246 Cough Street

View of Improvement: [illegible] total of 15 rooms

Improvement Built: 1920 Rental Rate: _____

Building Area: 4,056 sq. ft. Rents:

First Floor	1,472 sq. ft.	
Second Floor	1,292 sq. ft.	
Third Floor	1,292 sq. ft.	
_____	sq. ft.	
_____	sq. ft.	

Improvement Description:

Three stories on the ground floor with 6 apartments above and containing 15 rooms make up this building along with concrete foundation, full unfinished basement with cement floor and exterior walls of concrete with some stucco over plain trim. Flat, tar and gravel roof and interior trim of pine over plaster walls. Rooms of [illegible] having 6 hardwood floors, 6 pine floors, 6 tile and 3 cement floors, 6 bathroom [illegible] escapes, 6 refrigerators, 6 wallbeds and 12 closets make up the interior [illegible]

Assessed Valuation: * Land $20,700.00 Improvements [illegible]

1969-70 Taxes $ 2,264.80

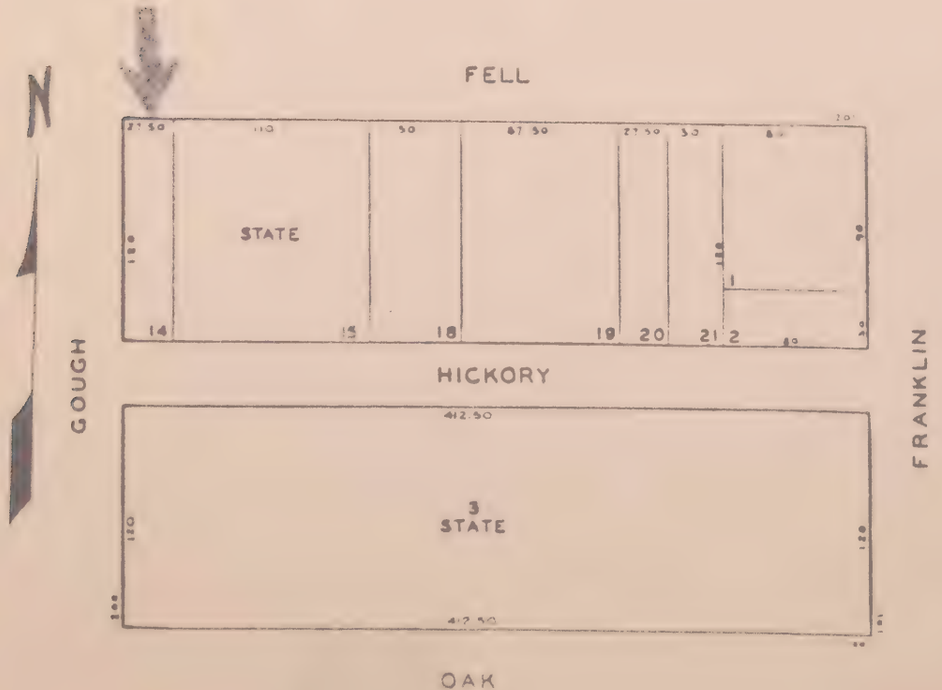
Block 833 Lot 14

SALES DATA

GRANTOR:	Burton Berry and Joan E. Berry, his wife
GRANTEE:	Leon N. Leboire, a widower
ZONING:	San Francisco C-2
RECORDING:	Book B293, Page 506, File No. R29319
DATE OF DEED:	November 29, 1968 DATE OF RECORDING: 11/29/68
I.R.S.	$52.25
SALE PRICE:	$91,500.00
LAND AREA:	3,300 sq.ft (27.5' x 120')
UNIT VALUE:	$22.56 per sq.ft. of building including land
CONFIRMED:	Mr. Burton Berry 1/5/70
COMMENTS:	Three story residential commercial building.

Rents at time of sale:

1-7 room apartment	$145.00
6 - 2 room apartment	$100.00 each
1 - 7 room apartment	$135.00
Restaurant	$125.00
Stores	$130.00
Total	$1135.00 per month





Address: 111-16-14 Frederick 2202-04-06 Lexington

Type of Improvement: 12 Apartment frame dwelling with 24 rooms

Improvement Built: 1900 Rental Rate: _____

Building Area: 8,400 sq. ft. Rents:

First Floor 2,340 sq. ft. _____

Second Floor 2,820 sq. ft. _____

Third Floor 2,340 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has concrete foundation and used as five rental units. The exterior has [illegible] with [illegible] and gravel roof. Inside consists of 24 softwood floors, plaster is plus over plaster walls, has 3 bathrooms with fixtures, 3 fireplaces, 3 forced air gas heaters and no basement.

Assessed Valuation: * Land $ 24,5[illegible] Improvements $ 24,500.00

1969-70 Taxes $ 1,18.42

*Assessed valuation 25% of actual [illegible]

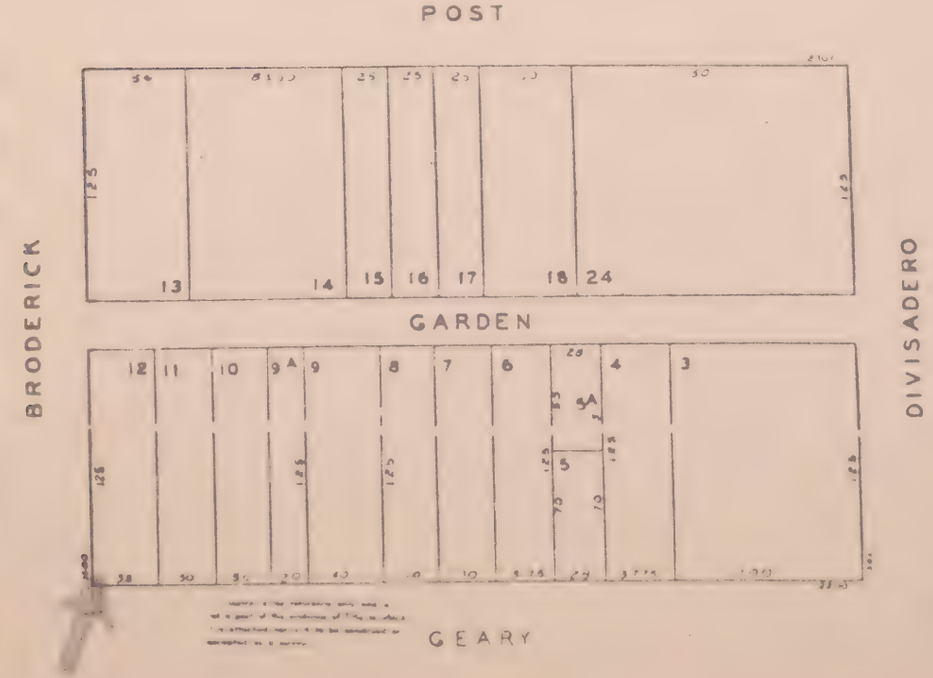
Block 1-77 Lot 18

SALES DATA

GRANTOR:	Robert M. Cooper and Rosetta Cooper, his wife
	American Universal Driving Training Schools, Inc., a California Corporation
ZONING:	San Francisco
	File No. 0 55335
DATE OF DEED:	DATE OF RECORDING: 1/21/66
	$70,000.00 D.T. $25,000.00 to The Willbell Company
LAND AREA:	4,375 sq.ft. (35' x 125')
UNIT VALUE:	$16,250.00 to R. M. Cooper
CONFIRMED:	

COMMENTS: Marguerite Grote and Russell Grote granted realty to Robert M. Cooper, et ux, by deed dated 1/13/66 and recorded 1/21/66 in Book B 11, Page 153, File No. 055334 as to a 2/3 interest - I.T.S. $40.50.

Crocker-Citizens National Bank, as executor of the Last Will and Testament of Lillian D. Nowell, deceased, granted realty to Robert M. Cooper and Rosetta Cooper, his wife by deed dated January 13, 1966 and recorded in Book B 11, Page 156, File No. 055333, as to a 1/3 interest - Sale Price being



GRANTOR: John R. Barbour-Smith and Alexandra Barbou[illegible] his wife

GRANTEE: Oscar L. Daniels and Ismay M. Daniels, his wife

ZONING: San Francisco R-4

RECORDING: Book B339, Page 190, File No. R63096

[illegible]: April 14, 1969 DATE OF RECORDING: 5/23/69

I.R.S. $110.00

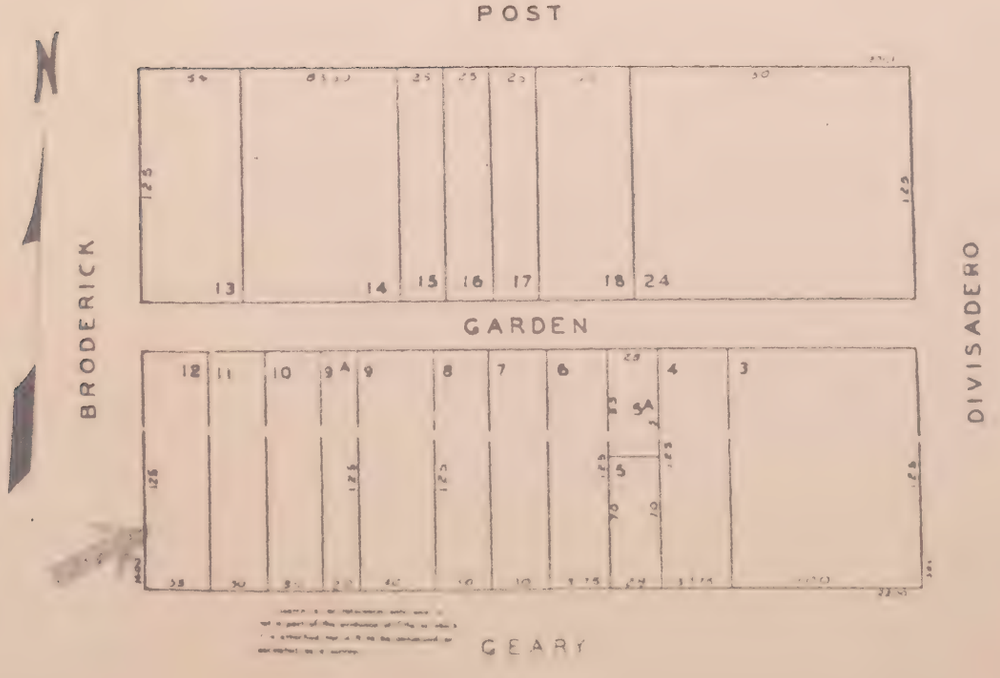
SALE PRICE: $100,000.00 L.[illegible]. $70,000.00 t[illegible] Hong Kong and Shang[illegible]

LAND AREA: [illegible]

UNIT VALUE:

CONFIRMED:

COMMENTS: Robert L. Cramer and Beverly Ann Cramer, his wife gra[illegible] realty to Paul R. Halula and Jo Ann Halula, his wife and John R. Barbour-Smith and Alexandra Barbour-Smith, his wife by deed dated Maron 28, 1968 and recorded 4/19/68 in Book B235, Page 102, File No. 058259 - No I.R.S. affixed.





Address: 703-05 Baker St. and [illegible] McAllister St.

Type of Improvement: three story wood frame building containing 4 stores and 12 flats,

Improvement Built: 1885 (remodeled 1929) Rental Rate: _____

Building Area: 8,225 sq. ft. Rents:

First Floor 3,325 sq. ft. _____

Second Floor 2,450 sq. ft. _____

Third Floor 2,450 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior is rustic with plain trim. Concrete foundation and a shingle dormer-hip roof. Pine over plaster make up the interior trim. There are 16 rooms with [illegible] floors, 4 pine and 4 tile and 4 cement floors. There are 4 bathrooms, [illegible]tures, and 4 tubs. There are also 4 fireplaces and 12 closets.

Assessed Valuation: * Land $ 17,000.00 Improvements $ 28,000.00

1969-70 Taxes $ 1,382.

* Assessed value is 25% of above figures.

Block 1158 Lot 10

SALES DATA

GRANTOR: Marion R. Mirkovich and Josephine Mirkovich, his wife,

GRANTEE: Alice Robinson

ZONING: San Francisco R-4

REFERENCE: Book B147, Page 292, File No. P63576

SALE PRICE: [illegible] DATE OF RECORDING: 5/29/67

TYPE: Non-affiant

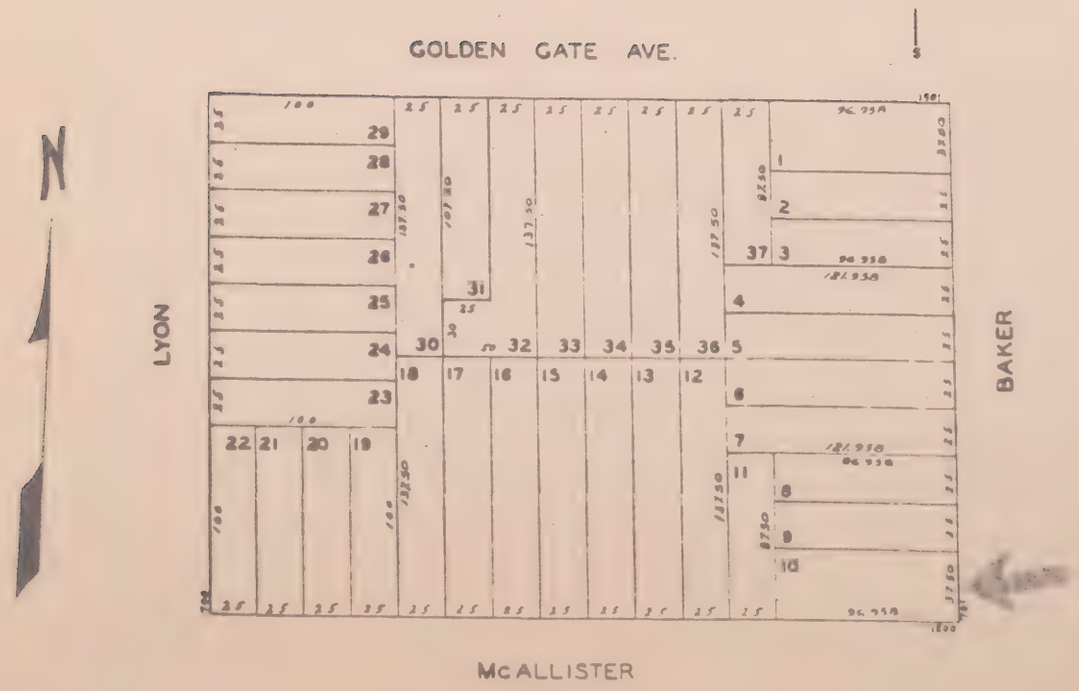
SALE PRICE: [illegible] DOCUMENTARY TAX $20,596.40 to grantors

LAND AREA: [illegible] sq. ft.

UNIT VALUE: [illegible]

VERIFIED: T. W. Washington 1/12/70

COMMENTS: Income at time of sale was 3 flats at $150.00 each. at $140.00 each and 3 stores at $135.00, $85.00, and $75.00. Mr. Washington thought this was a good buy at the time. He sold it at $69,500.00 on contract in June, 1969. Mr. Washington acts as investor and investment counselor for Mrs. Robinson.



Block 1158 Lot 10

Address: _____

Type of Improvement: _____

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Basis:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: * Land $_____ Improvements $_____

1969-70 Taxes $_____



* Assessed Value is 25% of Market Value

Sheet _____ of _____

SALES DATA

GRANTOR: Northern Counties Title Insurance Company, a California Corporation

GRANTEE: Reba G. Holloway, a married woman

ZONING: San Francisco R-3

RECORDING: Book B 57, Page [illegible]

DATE OF DEED: June 9, 1966 DATE OF RECORDING: 6/10/66

[illegible]

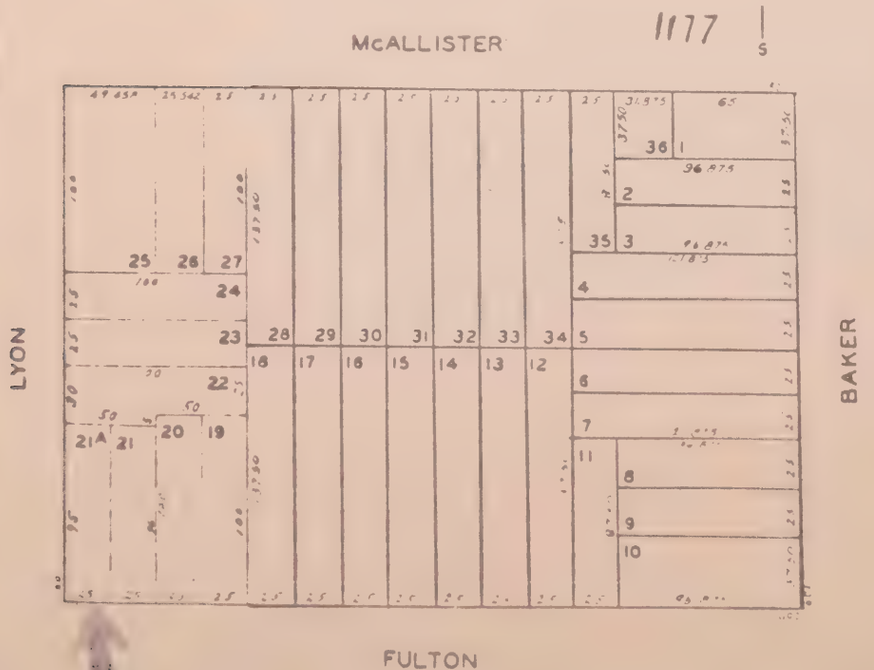
[illegible] $25,000.00 to Northern [illegible]unties Title Insurance Co.

LAND AREA: 2,375 sq.ft.

UNIT VALUE: $8,750.00 per rental unit

CONFIRMED: Mr. Sweet, of Northern Counties Title Ins. Co. 1/8/70
Mr. Murley, property management, 1/8/70 - broker

COMMENTS: Wells Fargo Bank, as Trustee of the Estate of Jacob Oscar Smith, alias, deceased granted realty to Reba G. Holloway by deed dated June 3, 1966 and recorded 6/10/66 in Book B 57, Page 114, File No. 89427 - [illegible] affixed. (This is for 1/2 interest). This dwelling has 2 flats - [illegible] and a store. The store rents for $10[illegible].00 per month. The small apt. rents for $75.00 per month. The flat on the second floor (3 bedrooms) rents for $185.00 per month. The flat on the third floor rents for $120.00 per [illegible] is building is currently up for sale at [illegible]00.00 according to Mr. Murley. Grantee has spent $5,000.00 on improvements since this purchase.



120
185
75
100
580

Block 1177 Lot 21A

Commercial

Address _____

Type of Improvement _____

Improvement Built: 191- Rental Rate: _____

Building Area: 57,255 sq. ft. Rents:

First Floor	10,97 sq. ft.	_____
Mezzanine	2,40	
Second Floor	10,971 sq. ft.	_____
Third Floor	10,97 sq. ft.	_____
Fourth Floor	10,97 sq. ft.	_____
_____	sq. ft.	_____

Improvement Description:

Concrete and stucco exterior over concrete foundation. Flat, tar and gravel roof. Interior is plaster with unfinished partitions. Tile floor in showroom with the balance being concrete. 8 separate toilet [illegible] fixtures. 1 freight elevator and 1 passenger elevator. 1 fire escape. [illegible] glass office partitioning. Leased to strong tenant at [illegible] - [illegible] American Motors - 5 years from 6/30/64.

Assessed Valuation:* Land $ 11[illegible] Improvements $ 286,[illegible]

1969-70 TAXES $ 13,291.2



* [illegible] value is 25% of above figures.

Block _____ Lot _____

...DATA

...ration,

RECORDING ... B2...3 Page 839, File No. R000...

DATE OF DE... ...20 1968 DATE OF RECORDING: /1/68

I.R.S. ...7...50

SALE PRICE: ...9,000.00

LAND AREA: ...58 sq.ft

UNIT VALUE ...39 per sq.ft building including land

CONFIRMED ... Har..., of Pan Industrial Corporati... 1./18/69

COMMENTS ... Har... stated that there are two buildings on this parcel with a total of 1...,000 sq.ft. The net rent is $...0,000.00 per year. This is on a ... year lease, and at time of sale had 5 years to run.



Loc ...643 Lot 4 an... 5



Address: [illegible] Van Ness Avenue

Type of Improvement: Commercial building - [illegible]

Improvement Built: 1919 Rental Rate: _____

Building Area: 10,161 sq. ft. Rents:

First Floor	7,461 sq. ft.	$300 [illegible] per month
Mezzanine	2,700	
Second Floor	_____ sq. ft.	_____
Third Floor	_____ sq. ft.	_____
_____	sq. ft.	_____
_____	sq. ft.	_____

Improvement Description:

Remodeled in 1951 by Bank of America and is currently [illegible] as [illegible].

Assessed Valuation: * Land $ 71,000.00 Improvements $ 54,000.00

1969-70 Taxes $ 1,272.

* Assessed value is 25% of above figure. Block 693 Lot 12

LESSEE: Bank of America National Trust and Savings Association

ZONING: San Francisco CM

RECORDING: Book B154, Page 815, File No. P68889

DATE OF LEASE: April, 1966 DATE OF RECORDING: 6/23/67

I.R.S.

RENTAL: $900.00 per month net

[illegible]

[illegible] 13 years commencing 6/1/66 and ending 5/2/79 with [illegible]ption for 10 years.

CONFIRMED: By recorded document

COMMENTS: Rent is for $900. per month
Tnis was a vacant parcel of land at time of le[illegible]



Block 643 Lot 17

Address: [illegible] Van Ness Avenue

Type of Improvement: three story commercial building - Leonards

Improvement Built: 1911 Rental Data:

Building Area: 45,220 sq. ft. Rents:

First Floor	14,220 sq. ft.	
Second Floor	15,220 sq. ft.	
Third Floor	14,220 sq. ft.	
Basement	2,360 sq. ft.	
	sq. ft.	

Improvement Description:

Wood frame with some reinforced concrete [illegible]. Concrete foundation. There is a basement. Appears to be in good condition.

Assessed Valuation: * Land $ 230,781.00 Improvements $ 471,000.00

1973-74 Taxes $ 15,660.52



* Assessed value is 25% of actual value

Block [illegible] Lot [illegible]

LESSOR: Ise Corporation, a California Corporat

LESSEE: Carl R. Carlson Inc., a California Corporatio

RECORDING:

DATE OF LEASE: July 2 , 1966 DATE OF RECORDING: Aug./67

LAND AREA: 14,219 sq. ft.

CONTRACTED: Recorder's Document

To be used for the sale, warehousing and distribution of Automobiles, trucks and automobile parts and accessories. - - Payable $6,2 . on 1st day of August 1966 and like amount on 1st day of each month including 1st day of May 1,70.

Total building area divided by the rental per month reflects a per sq.ft. rental per month of $ 0.14.





Address: 1400 Polk St.

Type of Improvement: Store - 1 room

Improvement Built: 1920 Rental Rate: _____

Building Area: 1,240 sq. ft. Rents:

First Floor	_____ sq. ft.	_____
Second Floor	_____ sq. ft.	_____
Third Floor	_____ sq. ft.	_____
_____	sq. ft.	_____
_____	sq. ft.	_____

Improvement Description:

One story wood frame store with an unfinished basement, 1 bath with only sink and toilet.

Assessed Valuation: * Land $ 33,400.00 Improvements $ 29,600.00

1969-70 Taxes $ 1,174.32

* Assessed value is 25% of above figures.

Block 645 Lot 9

GRANTOR:

GRANTEE:

Chester Lee, a married man, 1/1 interest;
Lee, 2/10 interest; Robert L. Lee, a married m
3/10 interest; Arthur Lee, a married man, 3/1
interest, as their separate property

October 25, 1965 DATE OF RECORDING: 11/3/65

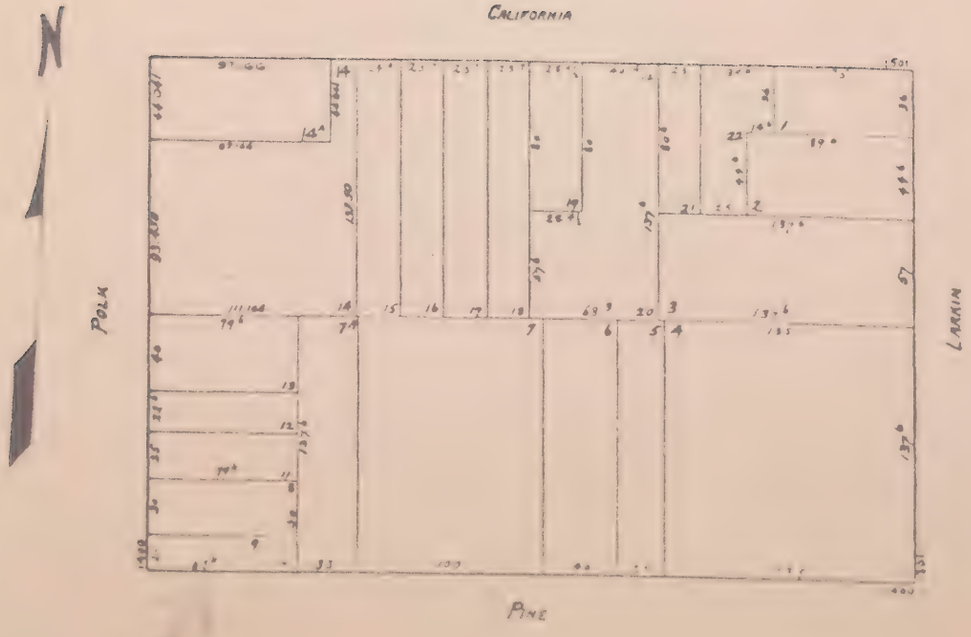
$64,000.00

1,252 sq. ft

$51.61 sq. ft. of bldg. inc. land.

Mr. Hogan, of Hogan & West Realtors 12/12/69

Commercial store, covering the entire site.



Address: [illegible]

Type of construction: [illegible] Concrete [illegible]

Improvement built: 1917 Remodeled: [illegible]

Building Area: 14,435 sq. ft.

First Floor	12,363 sq. ft.	
Second Floor	2,072 sq. ft.	
Third Floor	sq. ft.	
Mezzanine	1,440 sq. ft.	
Basement	13,363 sq. ft.	

Improvement Description:
[illegible] Concrete foundations, reinforced concrete, reinforced brick walls, [illegible] concrete floors, asphalt built-up roofing, concrete [illegible] system, hot water, and [illegible] heating.
Multi-[illegible] building was [illegible] by Packard-Bamberger [illegible] showroom. Reinforced concrete wall [illegible] partitions, with [illegible] metal casement. Flat [illegible] roof, [illegible] wall. 4 [illegible] [illegible] floors, the showroom [illegible] asphalt tile [illegible] floors, the 7 [illegible] floors, [illegible] plaster walls, [illegible] [illegible] [illegible]

x C -

RE[illegible] [illegible] S., [illegible] .5 57
. [illegible] 37, [illegible] 851, [illegible], 75 58

DA[illegible] . [illegible] , .65 DA[illegible] RECORDED: 4/7[illegible]
-. [illegible] 1 lo. 1/7[illegible],

I.[illegible] 1. [illegible].00 (2) $340.50 [illegible]2.0)

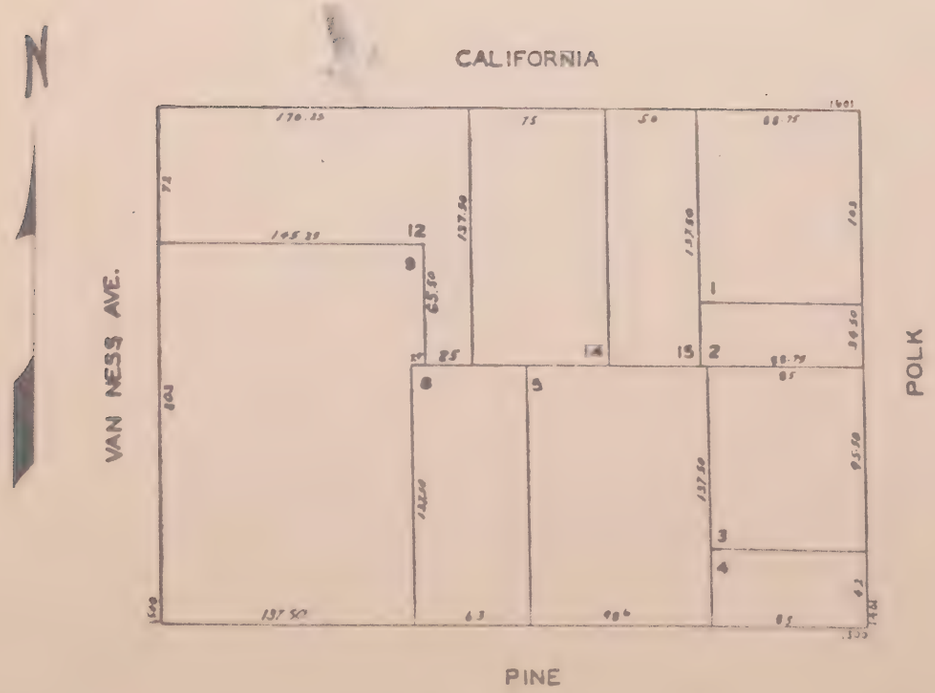
SA[illegible] $420,0[illegible].00

[illegible]: 13,8[illegible]6 q.ft.

[illegible] $30.[illegible]2 q. ft. land i.c. im[illegible]

CO[illegible] Mr. [illegible]is, Coldwell Banl[illegible] 12/12/69

CO[illegible] This [illegible]parcel irvolv[illegible]d a trad[illegible]e zone [illegible]lin[illegible] prop[illegible]t[illegible].



GRANTOR:

GRANTEE: Crocker-Citizens National Bank, a national association

ZONING: San Francisco

RECORDING: Book B 67, Page 852, File No. 0 75059

April 1, 1966 DATE OF RECORDING: 4/7/66

$462.00

$420,000.00

LAND AREA: 13,896 sq. ft.

UNIT VALUE: $30.22 per sq.ft. of land inc. imp.

CONFIRMED: Crocker Citizens Bank

was a 2 story concr te automobile showroom. Crocker-Citizens spent $57 , to alter building for bank use. Total cost of land and building $977,900.



Address: 2161 Calvert St.

Type of Improvement: two story brick row dwelling

Improvement built: 1894 Vertical Plate: _____

Building Area: 720 sq. ft. Number: _____

First Floor: 720 sq. ft. _____

Second Floor: 720 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Row house built on a brick foundation with a full unexcavated basement. The basement was noted to be damp at time of visit. The exterior walls are brick with glass trim. Gabled roof with asphalt shingles. Interior is plaster over plaster walls. Floors are hardwood except in one place on second. There are 2 bathrooms with 2 fixtures. Has hot water heating. Some hardwood wainscoting is on the property.

Assessed Information: Land: $ 17,710.00 Improvements: $ 38,180.00

1991 Total Taxes: $ 1,167.34

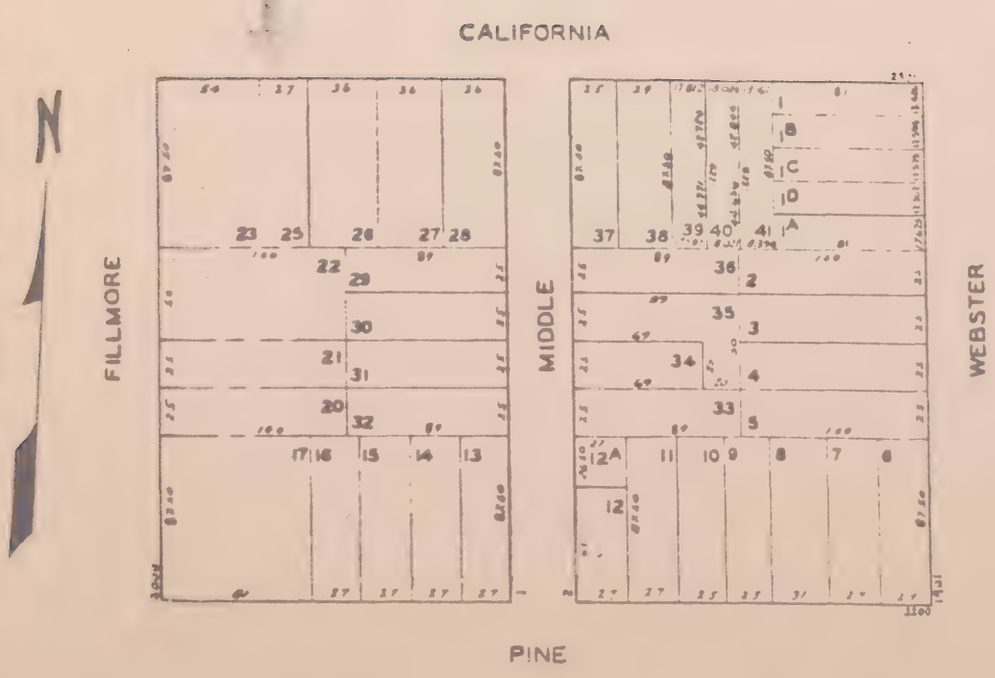


* assessed value is for 2 above units.

Block 851 Lot 45

SALES DATA

GRANTOR:	John C. Bradshaw and Janet L. Bradshaw, his wife
GRANTEE:	William Gilbert Robbins and Joan Ellen Robbins, his wife
ZONING:	San Francisco C-2
RECORDING:	Book 7110, Page 7, File No. P41344
DATE OF DEED:	February 8, 1967 DATE OF RECORDING: 2/14/67
I R.	$41.80
SALE PRICE:	$38,000.00 D.T. $29,000.00 to California Canadian Bank
LAND AREA:	2,363 sq.ft.
UNIT VALUE:	$17.27 per sq.ft. of bldg. inc. land.
CONFIRMED:	Mr. Robbins 12/20/69
COMMENTS:	Old victorian homeconverted to office by grantee.



Block 653 Lot 25



Address: 2035-39-43-47 Fillmore Street

Type of Improvement: One story, five room reinforced concrete store - building (four individual stores)

Improvement Built: 1920 Rental Rate: _____

Building Area: 4,640 sq. ft. Rents:

First Floor 4,140 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

Low Mezzanine 500 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

The exterior is made up of concrete and stucco over concrete foundation. There is a flat, tar and gravel roof and the interior has plaster wall partitioning. There are four cement floors, and four bathrooms with 8 fixtures in the rooms.

Assessed Valuation: * Land $ 43,000.00 Improvements $ 28,000.00

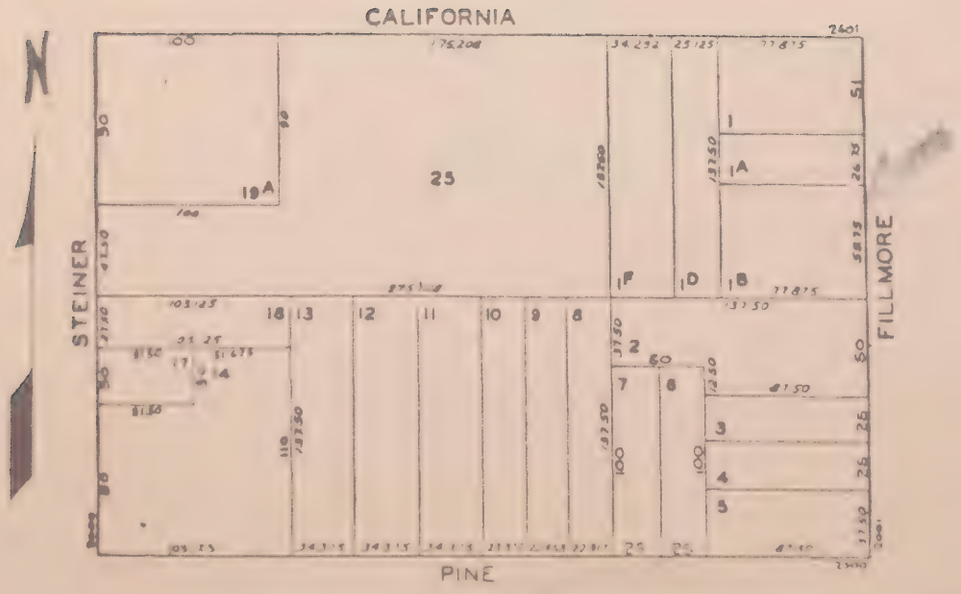
1969-70 Taxes $ 2365.82

*Assessed value is 25% of above figures.

Block 654 Lot 18

SALES DATA

GRANTOR:	United California Bank, a California Corporation
GRANTEE:	Seiji Nakata and Evelyn Nakata, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B352, Page 895, File No. 02809
DATE OF DEED:	June 9, 1969 DATE OF RECORDING:
	$69.30
SALE PRICE:	$62,555.00
LAND AREA:	4,653 sq.ft. (59.75' x 77.875')
UNIT VALUE:	$13.46 per sq.ft. of building including land
CONFIRMED:	Order confirming sale
COMMENTS:	One story building in use for commercial store.





Address: 1660 Bush St.

Type of Improvement: Office building with reinforced concrete walls -- 58 rooms

Improvement Built: 1950 Rental Rate: _____

Building Area:	14,285 sq. ft.	Rooms
First Floor	4,981 sq. ft.	_____
Second Floor	4,981 sq. ft.	_____
Third Floor	4,323 sq. ft.	_____
paved area	2,014 sq. ft.	_____
_____	sq. ft.	_____

Improvement Description:

1st floor has 18 rooms, 2nd floor has 22 rooms, 3rd floor has 20 rooms. Concrete foundation with no basement. Exterior walls are stucco with rustic trim. Very well-done. Flat, tar and gravel roof. Interior is pine over sheetrock with no hardwood floors. There are 58 pine floors. 3 tile baths and one marble terrazzo entrance. 3 bathrooms with 23 fixtures. Gas furnace with air-conditioning in the building, one fire escape, and all ceilings are acoustical.

Assessed Valuation: * Land $ 60,380.00 Improvements $ 124,280.00

1969-70 Taxes $ 7,420.15

* Assessed value is 25% of above figures.

Block 665 Lot 14

FOR: Rush Street Building Co.

EI: PCH Properties Co.

C: San Francisco R-5

RDING: Book A[illegible], Page 561, File No. N[illegible]51

DATE OF RECORDING: 4/22/65

F DEED: March 30, 1965

. $258.50

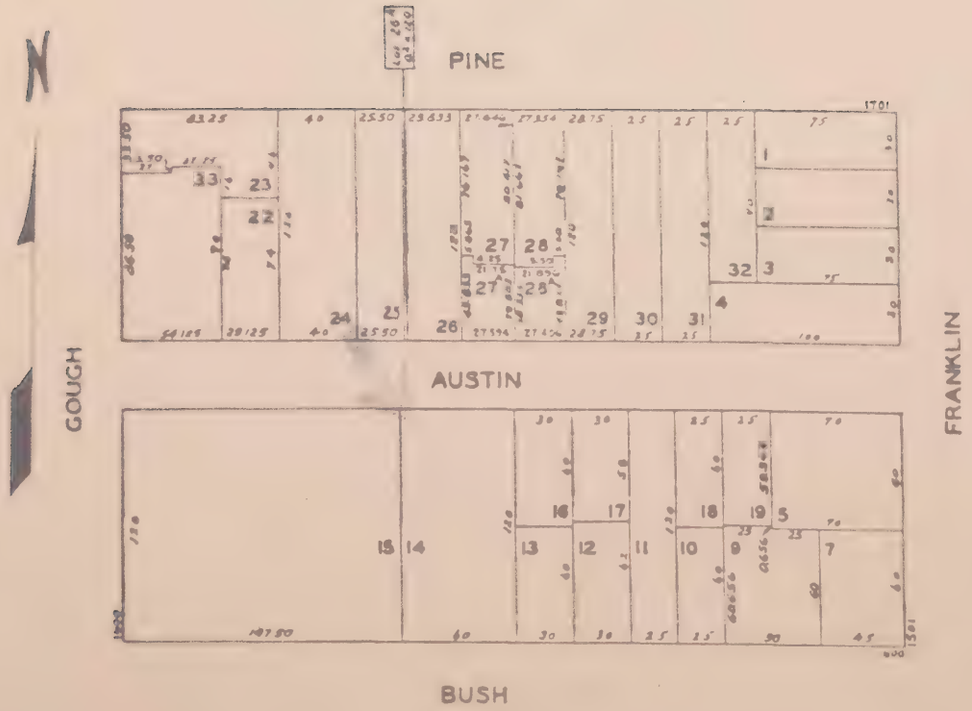
PRICE: $235,000.00 D.T. $140,000.00 to Pacific National Bank of S.F.
$[illegible],000.00 to Rush Street

AREA: 7,200 sq.ft.

VALUE: $16.42 sq.ft. rentable space including land and parking.

FIRMED: Mr. Allen, Chairman of the Board

ENTS: Mr. Allen feels $235,000.00 is a discounted price compensated for [illegible] interest rates on $100,000.00 for 2nd and 3rd D.T. Mr. Allen said they had little money to put down and as inducement to purchase this building, offered at $275,000.00, they paid 1[illegible]% interest in a 6 or 6 1/2%



Block 665 Lot 14

Address: [illegible]

Type of Improvement: [illegible]

Improvement built: 1954 Vacant

Building Area: 1,613 sq. ft. Owner

First Floor 1,257 sq. ft.

Second Floor sq. ft.

Third Floor sq. ft.

sq. ft.

sq. ft.

Improvement Description:

[illegible]

Assessed Valuation: Land $ 2,240.00 Improvements $ 12,240.00

1969-70 Taxes $ 1,734.80



[illegible]

Page [illegible]

SALE No. [illegible]

GRANTOR: Harold W. Law and Frances [illegible] Law, his wife

GRANTEE: Gilbert C. Herrlin, a single man

San Francisco C-2

RECORDING: [illegible]

DATE OF RECORDING: 3/18/65

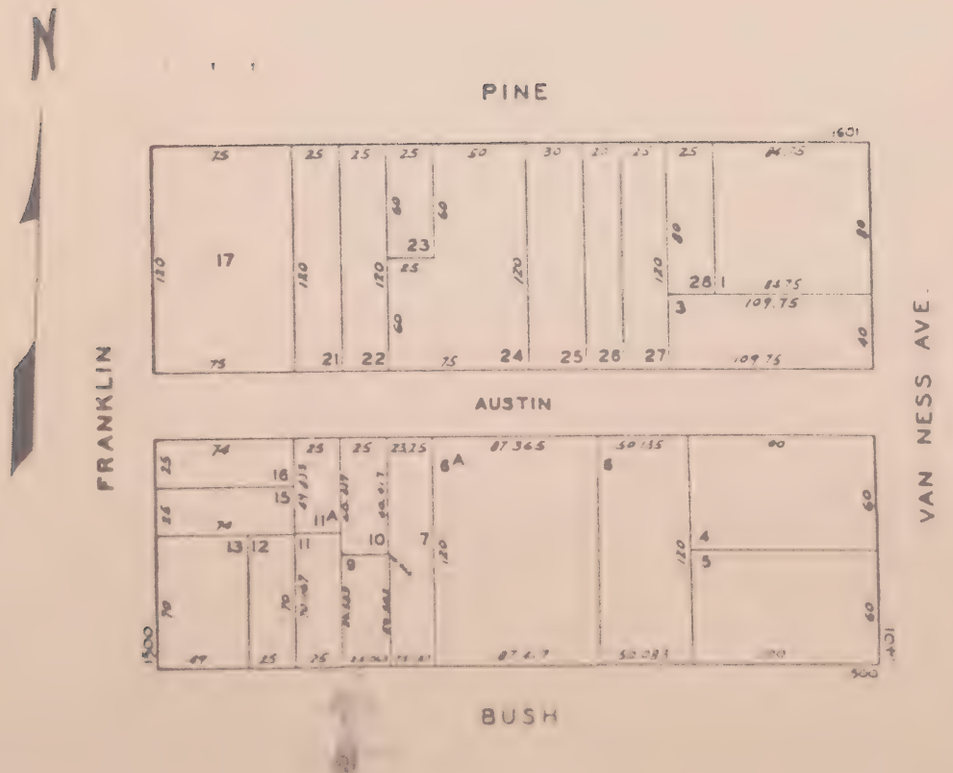
SALE PRICE: $35,000.00 D.T. $12,7[illegible].00 to Bryant-Johnson-Chamberlain Co.

LAND AREA: [illegible] sq. ft.

$23.54 per sq. ft. bldg. inc. land

Mr. Gilbert A. Herrlin

Improved with a store covering this total lot. Lot behind vacant but used by other party for parking. Mr. Gilbert A. Herrlin, father of grantee, recalls $35, [illegible].00 as the purchase price. Store has been rented for $400.00 per month. Mr. Herrlin, Sr., also believes this was approximately the same rent at time of sale. Store is now vacant.



Address: 1565 Pine St.

Type of Improvement: Steel and wood construction - a diner.

Improvement Built: moved to this lot 1957. Rental Rate:

Building Area: 457 sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

main bldg. moved 300 sq. ft. _____

addition 157 sq. ft. _____

Improvement Description:

Concrete foundation with no basement. Walls are sheet metal. Gable metal roof. Two floors are pine. There is one bathroom with 3 fixtures. This diner is called the "Red Caboose".

Assessed Valuation: * Land $ 23,480.10 Improvements $ 1,145.00

1969-70 Taxes $ 356.92

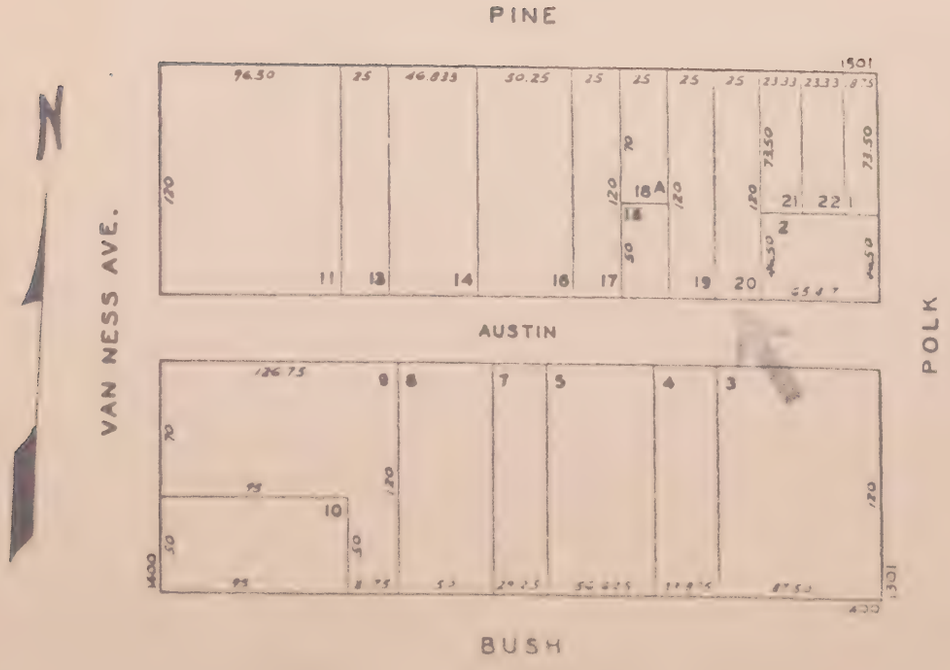


* Assessed value is 25% of above figures.

Block 667 Lot 20

SALES DATA

GRANTOR	Peter Joseph, as trustee of the Trust created under the Will of Sydney Joseph, deceased
GRANTEE:	Arthur C. Reeb, a single man
ZONING:	San Francisco C-2
RECORDING:	Book B257, Page 791, File No. R03023
DATE OF DEED:	July 15, 1968 DATE OF RECORDING: 7/17/68
	$47.30
SALE PRICE:	$43,000.00 D.T. $35,500.00 to grantor
LAND AREA:	3,000 sq.ft
UNIT VALUE:	
CONFIRMED:	Mr. Bert Horn , realtor, 12/12/69 probate No. # 215986
COMMENTS:	Diner unit on 3,000 sq.ft. lot. Sold to tenant-operator of dining car. He rented for $255.00 per month plus a tax clause, which added approximately $20.00 per mon





Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: [illegible] Rental Rate: _____

Building Area: [illegible] sq. ft. Rents:

First Floor [illegible] sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible] exterior over concrete foundation [illegible] basement. It has a metal gabled roof. Fine over plaster, unfinished make up the interior [illegible]. There are 3 rooms [illegible] have pine floors and 3 have cement floor. There are 4 [illegible], 2 separate toilets. Heating is provided by a [illegible] heater.

Assessed Valuation: Land $ [illegible] Improvements $ [illegible]

1969-70 Taxes $ [illegible]

* Assessed value is 25% of above figures.

Block [illegible] Lot [illegible]

GRANTOR:

GRANTEE: John F. Shafer and Laura R. Shafer, his wife

ZONING: San Francisco C-2

RECORDING: Book B240, Page 957, File No. 062518

DATE OF DEED: April 8, 1968 DATE OF RECORDING: 5/10/68

I.R.S. Non-affixed

SALE PRICE:

LAND AREA:

UNIT VALUE: Rental $0.13 sq. ft. per month

CONFIRMED:

COMMENTS: Mr. & Mrs. Shafer are Mrs. Howard's parents. The Johnsons purchased property in 1964 for $115,000. They were unable to operate the property and turned it over to the Shaffers. They assumed the payments. Mr. Bruce Shafer considers this a foreclosure. Property currently rents for $800.00 per month.





Address: 1158 Austin St.

Type of Improvement: two-story reinforced concrete office building

Improvement Built: 1907 (modernized 1965) Rental Rate: _____

Building Area:	w/o bsmt. 14,937 sq. ft.	Rents
First Floor	6,000 sq. ft.	
Second Floor	6,000 sq. ft.	
penthouse(Dec)	1,887 sq. ft.	
basement	6,000 sq. ft.	
mezzanine	1,050 sq. ft.	

Improvement Description:

Concrete foundation. Full basement with cement floors. Exterior walls are concrete with aggregate paneling. Trim is plain. Flat, tar and gravel roof. Interior trim is pine with some plaster, some panelling and some hardwood walls in offices. Floors are tile and cement. There are 5 bathrooms with 17 fixtures. Heat is provided by a gas furnace. An air conditioner was added in 1965, also, two passenger elevators. The elevators are 2200 sq. ft. and 3000 sq. ft. Penthouse added in 1965, air conditioned, and equipment area - which is 37' x 31'.

Assessed Valuation: * Land $ 64,400.00 Improvements $ 350,000.00

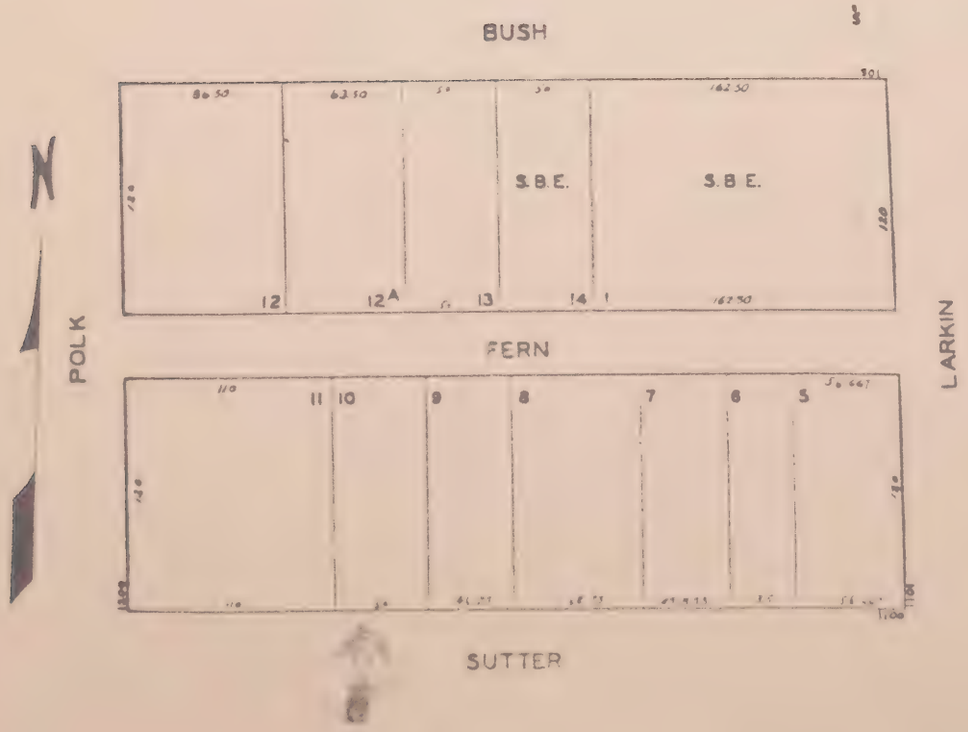
1969-70 Taxes $ 12,855.38

* Assessed value is 25% of above figures.

Block 869 Lot 16

SALES DATA

GRANTOR:	Lou H. Hymans and Evelyn Hymans, his wife
GRANTEE:	Bank of America National Trust and Savings Association as Corporate Co-Trustee of the Laborers Pension Trust Fund for Northern California
ZONING:	San Francisco C-2
	Book A783, Page 596, File No. N956
DATE OF DEED:	June 30, 1964 DATE OF RECORDING: 7/2/64
SALE PRICE:	$165,000.00
LAND AREA:	6,000 sq.ft.
UNIT VALUE:	$11.04 per sq.ft. of bldg. inc. land.
CONFIRMED:	Mr. Lou H. Hymans 12/22/69
COMMENTS:	Mr. Hymans says he had an older store building unit with 2 stores below and a candy manufacturing plant above. He does not recall rental income at time of sale.



Address: 1th thru 1[illegible] and 1210 - 1230 - 12th Street

Type of Improvement: 4 story steel, concrete and brick hotel & the Temple

Improvement Built: 1929 Rental Rate: _____

Building Area: 54,445 sq. ft. Owner: Temple Hotel Co., Inc.

First Floor	10[illegible] sq. ft.	
Second Floor	6,000 sq. ft. mezzanine	
Third Floor	9,175 sq. ft.	
Fourth Floor	9,225 sq. ft.	
Basement	14,300 sq. ft.	

Improvement Description:
Concrete and stucco with special and marble trim make up the exterior walls. It has a concrete foundation with a tell finished cement floor basement. It has a tar and gravel flat roof. Pine hardwood floors, plaster paneled beam ceilings make up the interior trim. It has 23 hardwood floors, 2 pine floors, 10 tile floors, 2 cement floors and 12 composition floors. It has 24 lavatories in 10 bathrooms with tile walls and marble partitions. Heating is provided by a steam gas furnace. It has one electric elevator, one freight elevator, one fire escape, and a vented lap system and a sub basement.

Assessed Valuation: *Land $ 21[illegible] Improvements $ 368,200.00

1969-70 Taxes $ 10,71[illegible].52



* Assessed value is 25% of above figure. Block 476 Lot 13

LEASE DATA

LESSEE: Scottish Rite Temple Association of San Francisco, a California Corporation

LESSOR: Joseph Blumenfeld

LOCATION: San Francisco C-2

RECORDING: Book B334, Page 90, File No. non-affixed

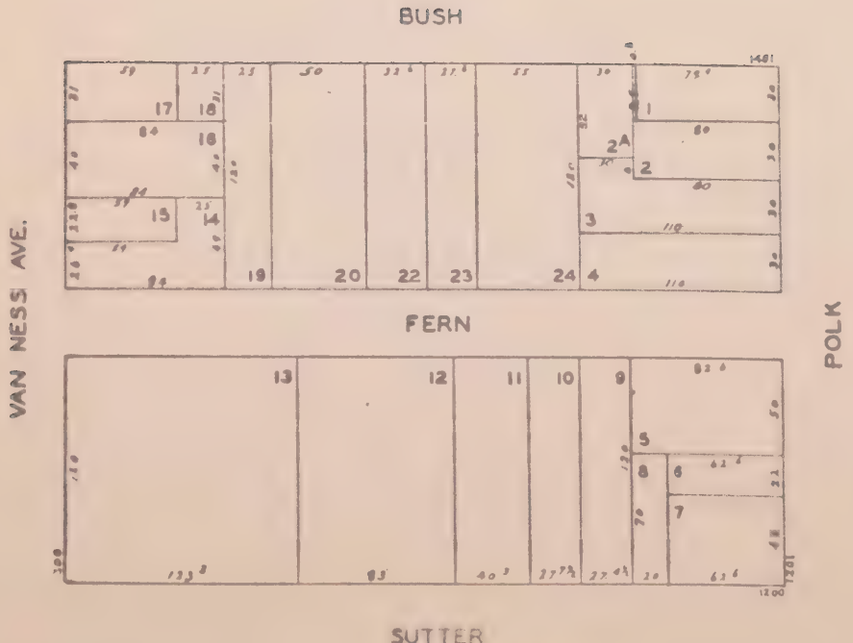
DATE OF LEASE: July 27, 1948 DATE OF RECORDING: non-affixed

TERM OF LEASE: Lease expires 11/30/77 with option to renew for 10 years

LAND AREA:

IMPROVEMENTS:

COMMENTS:



Block 670 Lot 13

Address: _____

Type of Improvement: _____

Condemnation Suit: _____ Deed Date: _____

Building Area: _____ Sq. Ft. _____ Cubic

First Floor _____ Sq. Ft. _____

Second Floor _____ Sq. Ft. _____

Third Floor _____ Sq. Ft. _____

_____ Sq. Ft. _____

_____ Sq. Ft. _____

Improvement Description:

Assessed Valuation: Land _____ Improvements _____

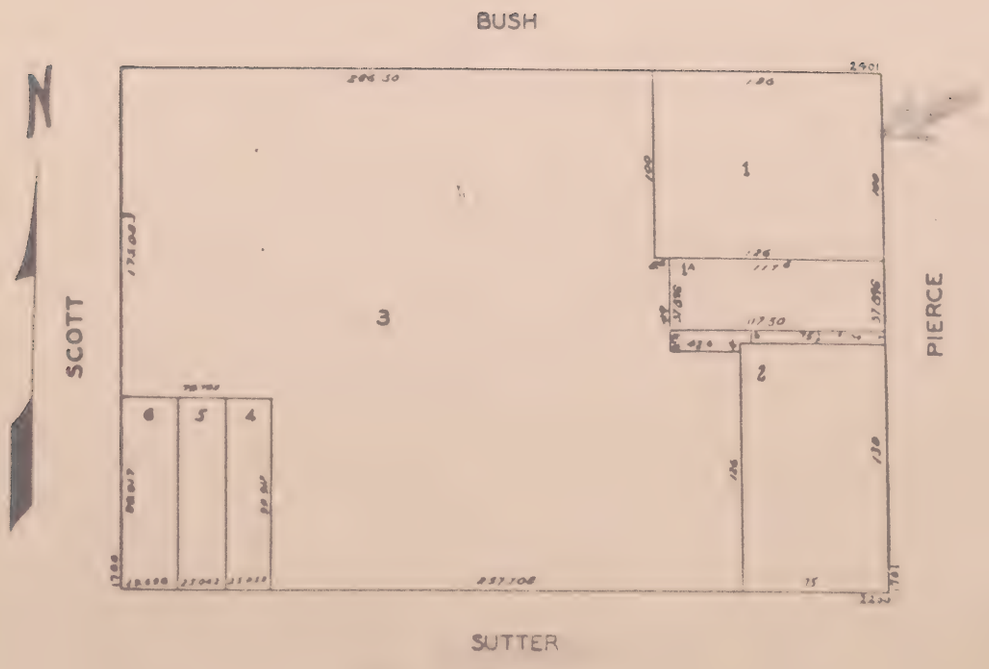
1969-70 Taxes: _____



Date _____ Par. _____

SALES DATA

GRANTOR:	Charles Gibbs and Gussye Gibbs, his wife
GRANTEE:	Masashi Yukawa and Chiyeko Yukawa, his wife
ZONING:	San Francisco R-3
RECORDING:	Book B364, Page 462, File No. S11491
DATE OF DEED:	August 20, 1969 DATE OF RECORDING: 9/3/69
	$159.05
SALE PRICE:	$140,000.00
LAND AREA:	[illegible]
UNIT VALUE:	$10.73 per sq. ft. of bldg. inc. land.
CONFIRMED:	Mr. Yukawa 12/13/69
COMMENTS:	Mr. Gibbs previously occupied the building for his business and presently Mr. Yukawa also occupies it, so there is no recent rental history.





Address: 1732 Buchanan St.

Type of Improvement: two story 6 room wood frame store building

Improvement Built: 1895 Rental Rate: _____

Building Area: 3,184 sq. ft. Rents:

First Floor	1,800	sq. ft.	
Second Floor	1,160	sq. ft.	
Third Floor		sq. ft.	
fin. bsmt	384	sq. ft.	
		sq. ft.	

Improvement Description:

Stucco and wood siding over brick foundation. Full basement with store also partly finished. Concrete floors, gabled roof with composition shingles. Interior walls are plaster, one room has hardwood floor, some pine, and basement floor. There is one bathroom with 10 fixtures, and one shower. There is one fireplace, terrazzo steps and deck in this building.

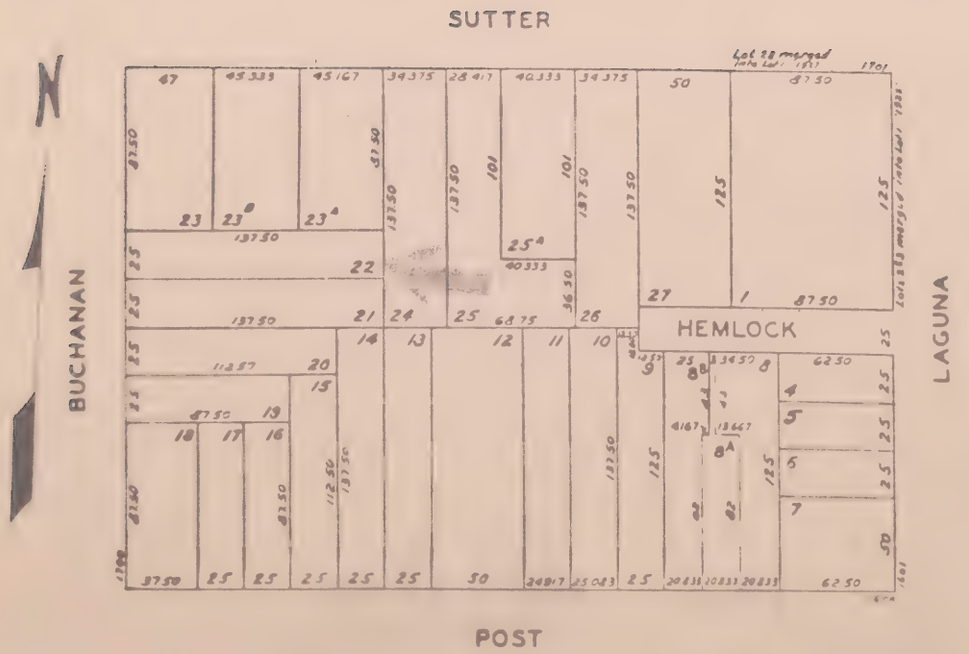
Assessed Valuation: * Land $ 15,700.00 Improvements $ 10,[illegible]

1969-70 Taxes $ 844.92

* Assessed value is 25% of above figures. Block 686 Lot 2

ALSO DAT

GRANTOR:	Harry N. Yamamoto and Noriko Yamamoto, his wife
GRANTEE:	Ive Izumi, a widow, Hitoshi Marumoto and Shigeko Marumoto, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B3[illegible]2, Page 255, File No. R35645
DATE OF DEED:	December 31, 1968 DATE OF RECORDING: 1/3/69
I.R.S.	$38.5
SALE PRICE:	$35,000.00
[illegible]	[illegible]
UNIT VALUE:	$10.28 per sq.ft. of bldg. inc. land.
CONFIRMED:	Mr. Yamanoto 12/29/69
COMMENTS:	He leased se[illegible] Otafuku Restaurant at $200.00 per month. Later on a month to month basis he reduced it to $175.00. Also, he rented lower floor out as a dress shop at $80.00 per month for total income of $255.00.



Improvement Description (Continued):

on the ground floor, renting for a total of $1,045 per month. [illegible]
a 7% vacancy, which is an actual rate. Less expenses of 40 [illegible]
is $ 149,246.00. Furniture in some rooms. This information [illegible].
Some of the stores are on leases.



Address: Grosvenor Hotel 1431 Sutter St.

Type of Improvement: Four story brick building with 170 rooms.

Improvement Built: 1907 Rental Rate: _____

Building Area: 70,973 sq. ft. Rents:

First Floor	15,042 sq. ft.	
Second Floor	15,042 sq. ft.	
Third Floor	15,042 sq. ft.	
4th Fl.	15,042 sq. ft.	
Basement	10,977 sq. ft.	

Improvement Description:

Basement: 12 rooms, 5 bathrooms, 11 fixtures.
1st Floor: 40 rooms, 22 bathrooms, 73 fixtures.
2nd thru 4th floor: 42 rooms, 36 bathrooms, and 113 fixtures.
Building is in fair condition as of 1/1/70. Extensive alterations in 1957. This bldg within the Irwin Renewal Area. It has a furnishing system. The change in the toilet room was made in 1961. Rentals as of 1/1/70 were $4 small rooms between $30. and $75. per month. 2b suite rates of $85. to $120. per month. Landlord has a sheet giving gross income for the 170 rooms, who to make up its units. The average rent is $100. Gross income of $17,340. There are elevators

Assessed Valuation: * Land $ 149,300.00 Improvements $ 445,400.00

1969-70 Taxes $ 20,297.12

* Assessed value is 25% of above figures.

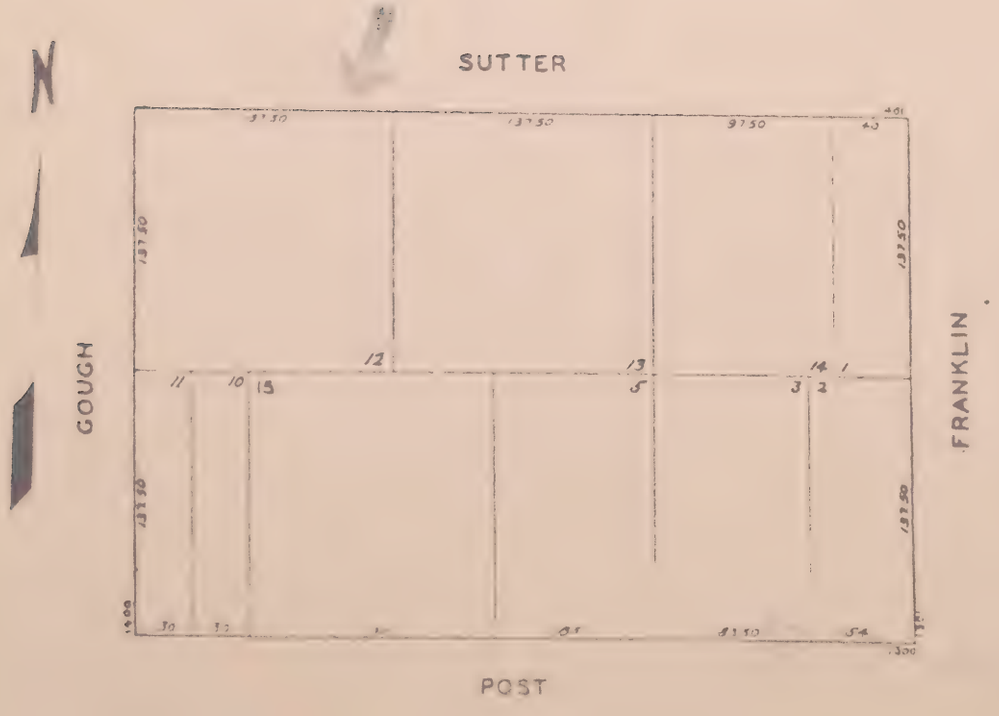
Block 693 Lot 12

Page 1 of 2

SALES DATA

GRANTOR:	Norman A. Bakulich and Grace Madora Bakulich, his wife
GRANTEE:	Richard P. Lieberman and Irene M. Lieberman, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B342, Page 644, File No. R65460
DATE OF DEED:	June 2, 1969 DATE OF RECORDING: 6/5/69
I.R.S.	$88.55
SALE PRICE:	$900,000.00 inc. D.T. $30,212.85 to grantor furnishings & as a going business.
LAND AREA:	
UNIT VALUE:	$11.32 per sq. ft. bldg. inc. land.
CONFIRMED:	Mr. Bakulich 12/27/69

Mr. Bakulich ran the Broadmoor hotel as a residence hotel with a gross rental income of just under $12,000.00 per month. Mr. Bakulich says the present owner intends to ru it as a guest house where he will furnish meals and other services to greatly increase income, similar to the Granada which Mr. Lieberman operates. Mr. Bakulich says a hypothetical split of real estate at $[illegible]1,000.00 was made at time of sale. He doesn't know how or why it was made, but considers that he sold the total price of the business as $900,000.00.





Address: [illegible] 44th Pratt St.

Type of Improvement: [illegible] reinforced concrete office building used as a law school

Improvement Built: 1966 Rental Rate: _____

Building Area: 9,710 sq. ft. Rents:

First Floor 4,080 sq. ft. _____

Second Floor 3,410 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

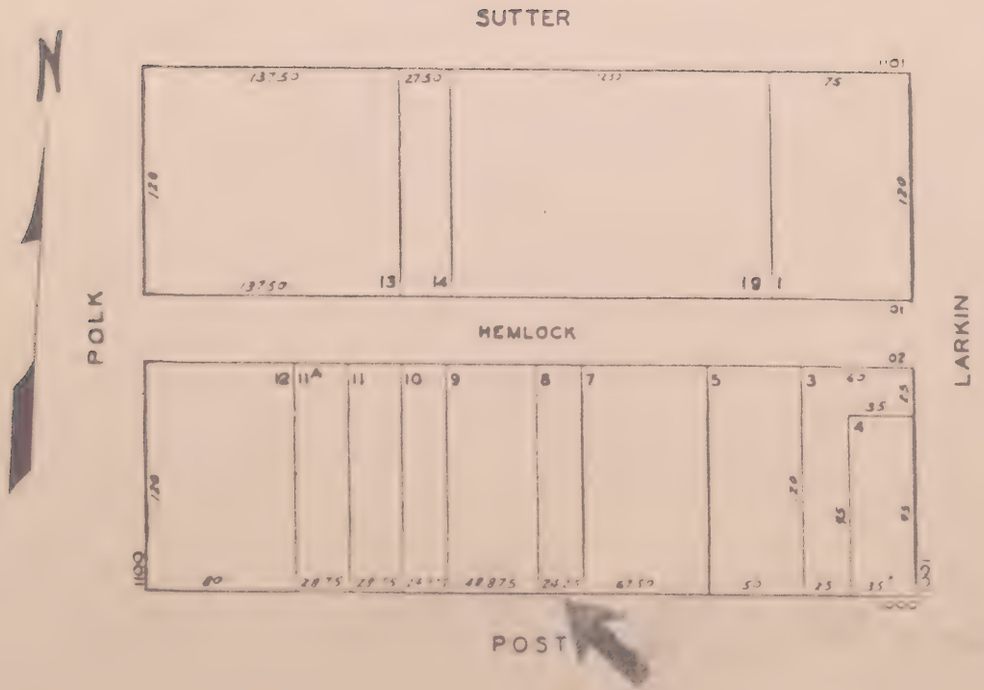
Concrete frost walls with veinolite front wall over concrete foundation. No basement. Flat, tar and gravel roof. Interior walls are wallboard on metal. Present have hardwood floors, 1 have cement floor. There is one bathroom, 11 fixtures, 1 built-in tub and 1 separate toilet. There is a [illegible] all fluorescent, both ceilings have suspended acoustic fluorescent lights, and there is one steel water.

Assessed Valuation: Land $ _____ Improvements $ _____

1969-70 Taxes $ _____

Block 1[illegible] Lot [illegible]

GRANTOR:	San Francisco Law School, a California Corporation
GRANTEE:	George S. Miller and Phyllis Redmond Miller, his wife
ZONING:	San Francisco C-
RECORDING:	Book 297 Page 689 File No. F32420
DATE OF DEED:	December 13, 1968 DATE OF RECORDING: 12/16/68
I.R.S.	$99.00 D.T. $60,000.00 to Bank of America
SALE PRICE:	$90,000.00
LAND AREA:	2,901 sq. ft. D.T. $15,000.00 to S.F. Law Schoo, Grantor
UNIT VALUE:	$15.63 per sq. ft. bldg. inc. land
CONFIRMED:	Mr. Bertrand, San Francisco Law School 12/29/69
COMMENTS:	This building was used by the law school and had no rental history.





Address: _____

Type of Improvement: one story brick building with concrete

Improvement Built: 1920 Rental Rate: _____

Building Area: 1,000 sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

brick walls with a brick foundation and no basement. Trim on the outside is slate. Flat, tar and gravel roof. Interior is just unfinished brick walls. Floor is cement. No bathroom. Building has only three walls and the adjacent building forms the fourth wall. It appears to be a dairy well.

Assessed Valuation: * Land $ 7,340.00 Improvements $ 6,660.00

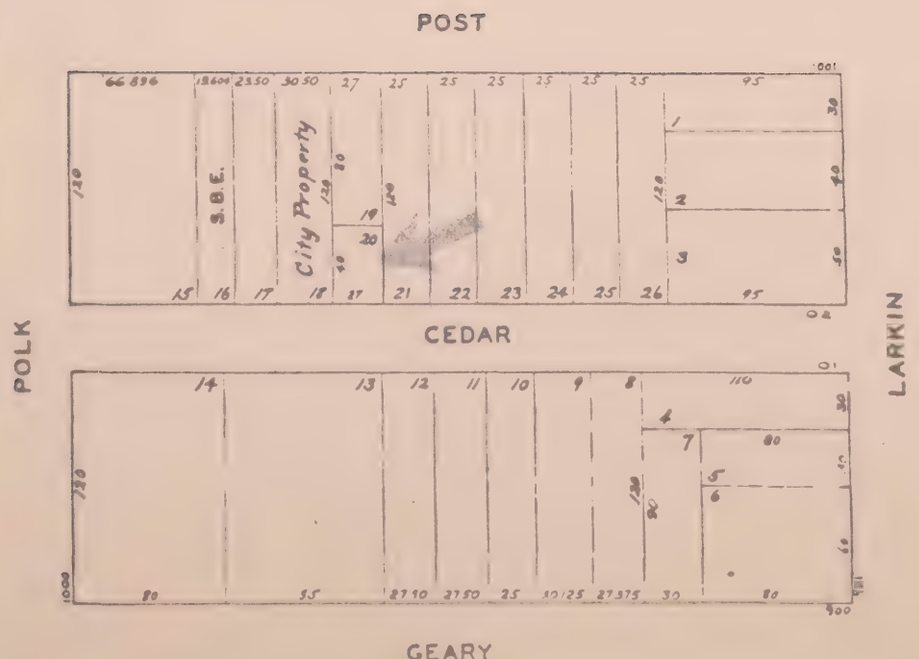
1969-70 Taxes $ 180.14

* Assessed value is 25% of above figures.

Block 68 Lot 20

SALES

GRANTOR:	Mark Morris, an undivided 1/2 interest and Mark Morris and Lucille Morris, 1/2 interest
GRANTEE:	Sherman A. McMillan and Evelyn M. McMillan, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B355, Page 748, File No. S04882
DATE OF DEED:	July 24, 1969 DATE OF RECORDING: 7/28/69
I.R.S.	$16.50
SALE PRICE:	$15,000.00
LAND AREA:	1,080 sq.ft.
UNIT VALUE:	$13.89 per sq. ft. of bldg. inc. land.
CONFIRMED:	Mr. Morris 12/29/69
COMMENTS:	Was recap shop, as part of his tire business. Sold building east of it and contiguous to it and continued to use it as a warehouse. Finally he sold to owner next door, east. There is a fire department building west of this.



Block 693 Lot 20

Address: 1031 Post St.

Type of Improvement: one story brick building with 4 rooms used as a market.

Improvement Built: 1915 Rental Rate: _____

Building Area: 3,000 sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

mezzanine 700 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with no basement. The exterior walls are brick with some glass. Trim is plain. Flat, tar and gravel roof. The interior walls are plaster with pine wood work. There are 2 pine floors in the rooms, 2 cement floors, and 2 bathrooms with 6 fixtures. One suspended gas furnace supplies the heat. There is a sky-light - 8'x 20' approx. This building was renovated in 1966 and converted to a theater, sloping floor, 256 seats, leased out at this time.

Assessed Valuation: * Land $ 25,600.00 Improvements $ 20,000.00

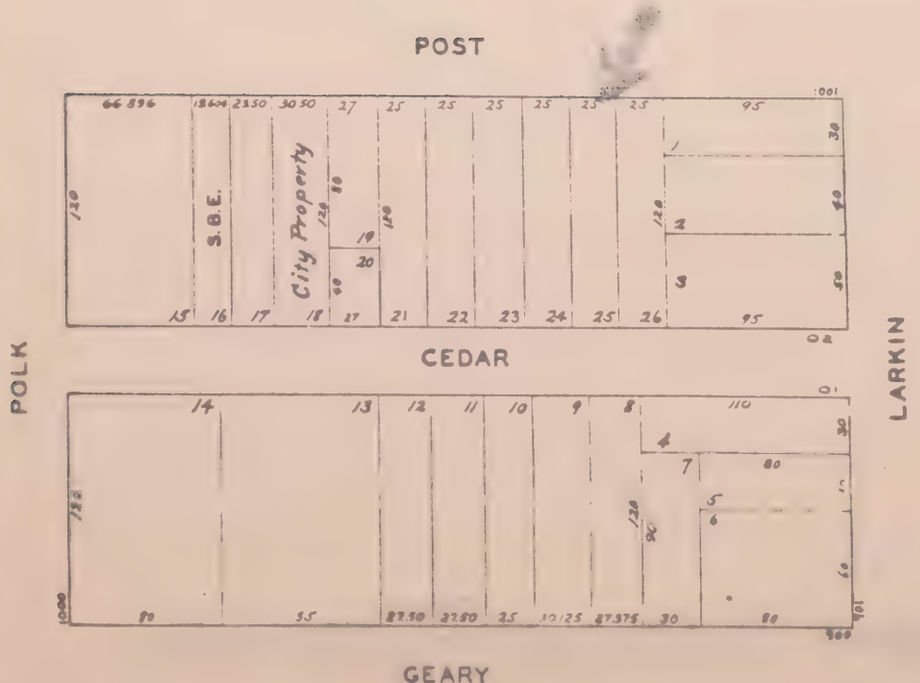
1969-70 Taxes $ 1,401.05



* Assessed value is 25% of above figures.

Block 111 Lot 25

GRANTOR	John D. Colturi, in trust, as Trustee of the John D. Colturi and Marie A. Colturi Revocable Inter Vivos Trust dated 2/23/69
GRANTEE	Hans Hammann and Lila Hammann, his wife
ADDRESS	San Francisco C-2
RECORDED	Book B329, Page 432, File No. R55678
DATE OF DEED	[illegible] 15, 1969 DATE OF RECORDING: 4/17/69
U.R.S.	$76.45
SALE PRICE	$65,000.00 D.T. $64,500.00 to grantors
LAND AREA	3,000 sq.ft.
[illegible]	$21.67 per sq. ft. of bldg. inc. land.
[illegible]	Mr. Colturi 12/29/69
[illegible]	Mr. Hamman rented property for 5 or 6 years. Approximately 1 year before April, 1969, he took an option to buy. Mr. Colturi said he received approximately $600.00 for the option. A certain amount of his $300.00 per month rent also applied to the principal reduction for the purchase. Mr. Colturi does not recall how much. He says $69,500.00 reflected by revenue stamps is too much. He recalls it to be $65,000.00 plus the option money (approx. $1,600).



Block 693 Lot 25



Address: 1000 Geary St.

Type of Improvement: three story, 20 room, steel frame reinforced concrete Class A office building.

Improvement Built: 1912-1913 Rental Rate: _____

Building Area:	49,599 sq. ft.	Rents:
First Floor	9,900 sq. ft.	
Second Floor	9,900 sq. ft.	
Third Floor	9,900 sq. ft.	
mezzanine	7,425 sq. ft.	
basement	12,074 sq. ft.	

Improvement Description:

Concrete wall exterior over concrete foundation. Full basement, unfinished, cement floors. Flat, tar and gravel roof. Interior walls are plaster with hardwood partitioning. Acoustical tile ceilings, asphalt tile covered cement floors, one tile bathroom floor. There are 8 bathrooms, 43 fixtures, and one bath has marble walls. Gas fired boiler type furnace with 4 suspended space heaters. Electric passenger elevator, 10,000 lb. capacity, fire escape, reinforced concrete support posts are in this building.

Assessed Valuation: * Land $ 109,200.00 Improvements $ 164,655.00

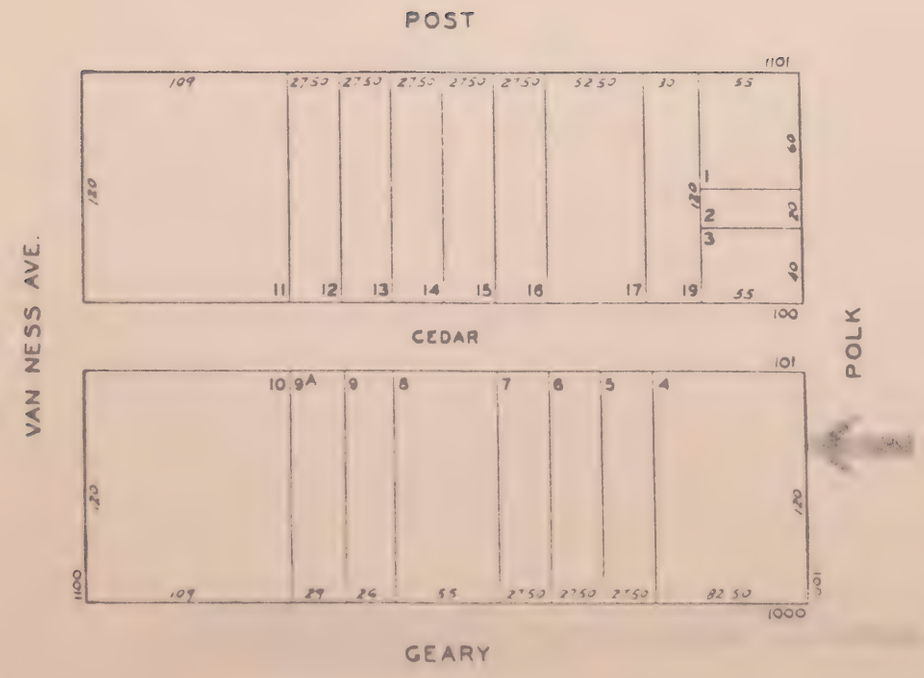
1969-70 Taxes $ 11,128.34

* Assessed value is 25% of above figures.

Block 694 Lot 4

SALES DATA

GRANTOR:	Octavia Land Company, Inc., a corporation
GRANTEE:	Harcourt, Brace and World, Inc., a New York Corporation
ZONING:	San Francisco C-2
RECORDING:	Book B 79, Page 524, File No. P 12193
DATE OF DEED:	August 25, 1966 DATE OF RECORDING: 9/1/66
[illegible]	Non affixed
SALE PRICE:	$315,000.00
LAND AREA:	9,900 sq.ft.
UNIT VALUE:	$6,35 per sq.ft. of bldg. inc. land.
CONFIRMED:	Mr. John Robinson of Raike Damon & Co., selling realtors, 12/31/69
COMMENTS:	Octavia purchased from government primarily for resale and accumulated little or no rental history. Octavia purchased through auction bid of $268,000.00 advertised 4/28/65.



Address: [redacted]

Type of Improvement: One story, 4 room and mezzanine stucco over brick commercial building used by post office.

Improvement Built: 1921 Rental Rate: ____

Building Area: 4,767 sq. ft. Rents:

First Floor 3,920 sq. ft. ____

Second Floor ____ sq. ft. ____

Third Floor ____ sq. ft. ____

Mezzanine 847 sq. ft. ____

____ sq. ft. ____

Improvement Description:

Stucco exterior over concrete foundation, no basement, flat, tar and gravel roof. Interior wall is plaster. Five separate toilets, oil fired forced air heating system. 3 skylights, 16 ft. ceilings.

Assessed Valuation: Land $ 47,200.00 Improvements $ [illegible]

1969-70 Taxes $ 2,079.22



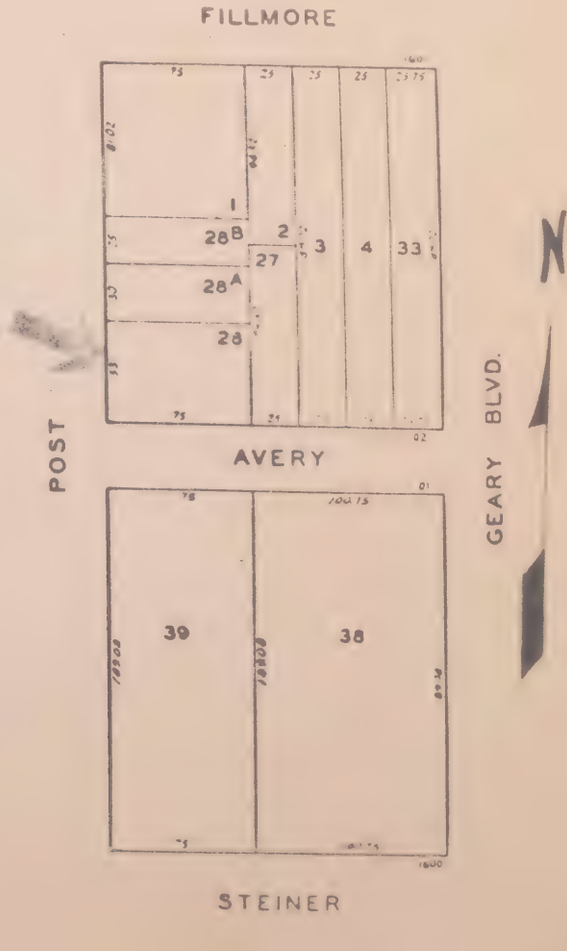
*Assessed value is 25% of above figures.

Block 702 Lot [illegible]

SALES DATA

GRANTOR:	Edward H. Bolze, Jr. and Alma R. Bolze, his wife
GRANTEE:	Vernon Kaufman and Hanne Lotte Kaufman, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B200, Page 990, File No. 033004
DATE OF DEED:	November 24, 1967 DATE OF RECORDING: 12/13/67
I.R.S.	$66.00
SALE PRICE:	$60,000.00 D.T. $45,000.00 to grantors
LAND AREA:	3,975 sq.ft.
UNIT VALUE:	$12.59 per sq.ft. of building including land
CONFIRMED:	Mr. Vernon Kaufman 12/29/69
COMMENTS:	Vernon Kaufman and Hanne Lotte Kaufman, his wife granted realty to First California Title Company by deed dated December 13, 1967 and recorded 12/13/67 in Book B200, Page 992, File No. 033006 . No I.R.S. affixed.

Mr. Kaufman says this building formerly was rented by the post office but was vacant when he purchased it. It is vacant now. He has little or no history of income but expects to have a good tenant on a 10 year lease in approximately 3 months. He suggested we call him then.



Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: 1910 Rental Rate: _____

Building Area: 41,336 sq. ft. Rents:

First Floor 11,000 sq. ft. _____

Second Floor 10,000 sq. ft. _____

Third Floor 336 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Pressed brick and glazed brick make up the exterior walls. Concrete foundations and no basement. Tar and gravel flat roof. Hardwood and basket weaves make up the interior trim. 8 pine floors and one tile lobby. Tile fixtures, no bathrooms, 3 separate toilets.

Assessed Valuation:* Land $ 82,200.00 Improvements $ 34,050.00

1969-70 Taxes $ 5,305.43



*Assessed values to 25% of above figures.

Block 207 Lot 10

SALES DATA

GRANTOR: Northwestern [illegible] Francisco, a corporation

[illegible] An Grand Chapter Order of Eastern Star Incorporated

[illegible]

[illegible]: Book A898, Page 43, File No. N81368

[illegible]: March [illegible], 1965 DATE OF RECORDING: 3/25/65

[illegible] on-affixed

SALE PRICE: [illegible]00 D.T. $115,000.00 to grantor

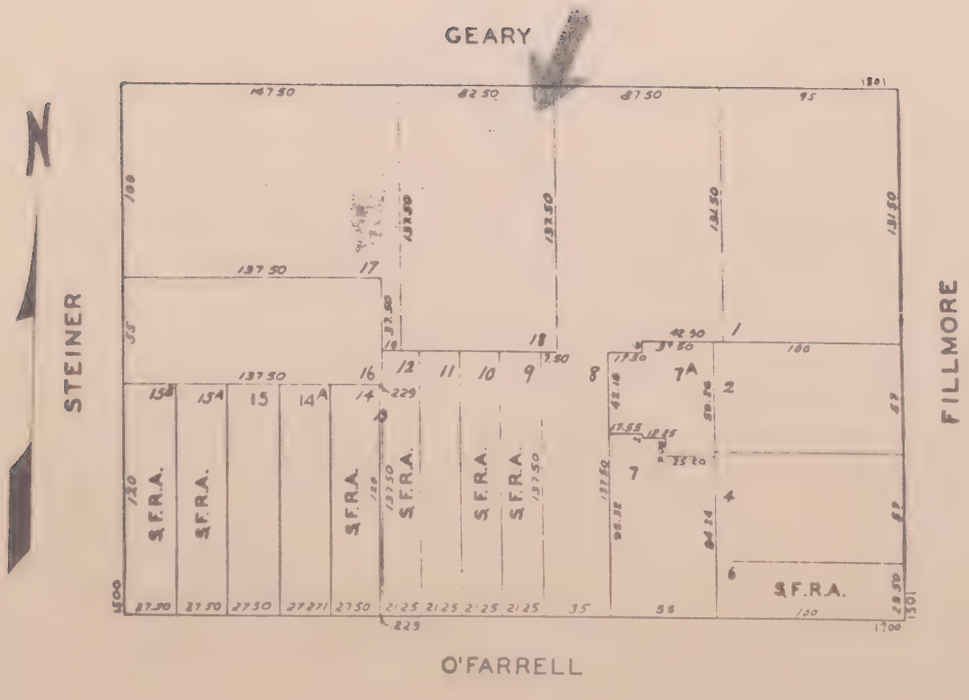
[illegible]

UNIT VALUE: $7.32 per sq.ft. of building including land.

[illegible] Mrs. Thelma Scott, present President of Queen Adah Temple 12/29/69

COMMENTS: The Albert Pike Memorial Temple Association, a corporation granted realty to Northwestern Title Company of San Francisco by deed dated March 24, 1965 and recorded in Book A898, Page 42, File No. N81367. I.R.S. - $181.50.

Purchased from Scottish Rite Temple for their use and after 17 months found it would not fulfill their needs, sold it for $166,000.00.



Block 707 Lot 18

SALES DATA

GRANTOR: Queen Adah Grand Chapter Order of Eastern Star Incorporated, a Corporation

GRANTEE: Bonnie M. Graham, a married woman, as her separate property

[illegible]: San Francisco C-2

[illegible]: Book B171, Page 842, File [illegible]

DATE OF DEED: [illegible] DATE OF RECORDING: 8/24/67

[illegible]: $[illegible]

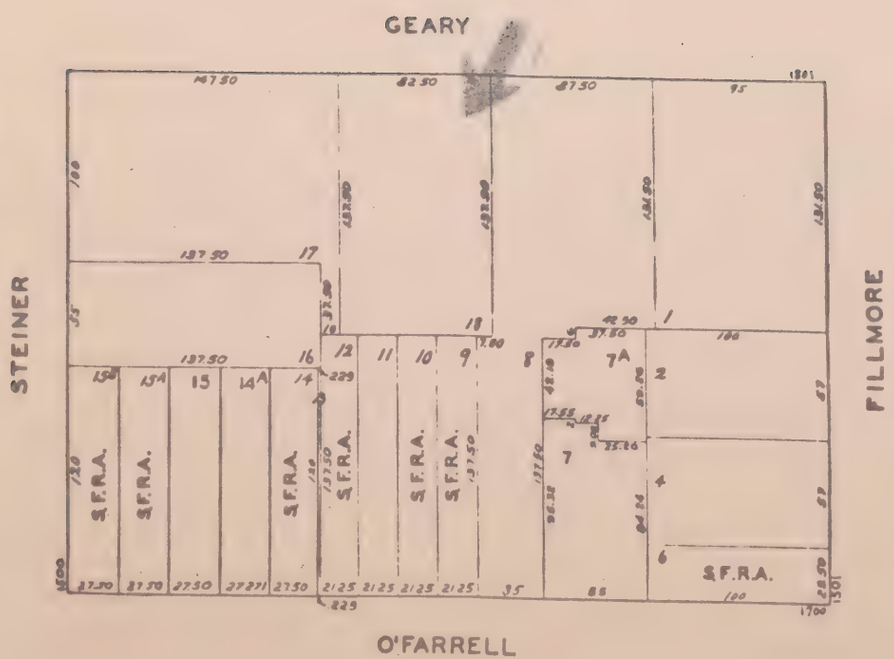
SALE PRICE: [illegible] D.T. $105,578.99 to The Albert Pike Memorial Temple Association

LAND AREA: [illegible]

UNIT VALUE: $7.32 per sq.ft. of building including land.

CONFIRMED: [illegible]

COMMENTS: They purchased this property to use as a temple from Scottish Rite for $166,000.00 and after 17 months decided it would not suit their purpose and sold for the same amount they paid for it.



Block 707 Lot 18-1



Address: Northwest corner of Parkin and O'Farrell

Type of Improvement: One story steel service station with two lifts.

Improvement Built: 1936 Rental Rate: _____

Building Area: _____ sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

This was demolished in 1966 and is presently used as a parking lot.

Concrete foundation, no basement and sheet steel with plain trim main and interior walls. Metal flat roof. Two separate toilets. Special improvements were: 1000 gal. tanks, 3 gas pumps and the lot completely paved & fenced.

Present parking lot is a self pay, containing 8,880 sq.ft.

Assessed Valuation: * Land $ 109,000.00 Improvements $ 1,800.00

1969-70 Taxes $ 3,404.32

* Assessed value is 25% of above figures.

Block 716 Lot 2

SALES DATA

GRANTOR: Cliver J. Olson & Co.

GRANTEE: Daniel W. Hone

ZONING: San Francisco C-2

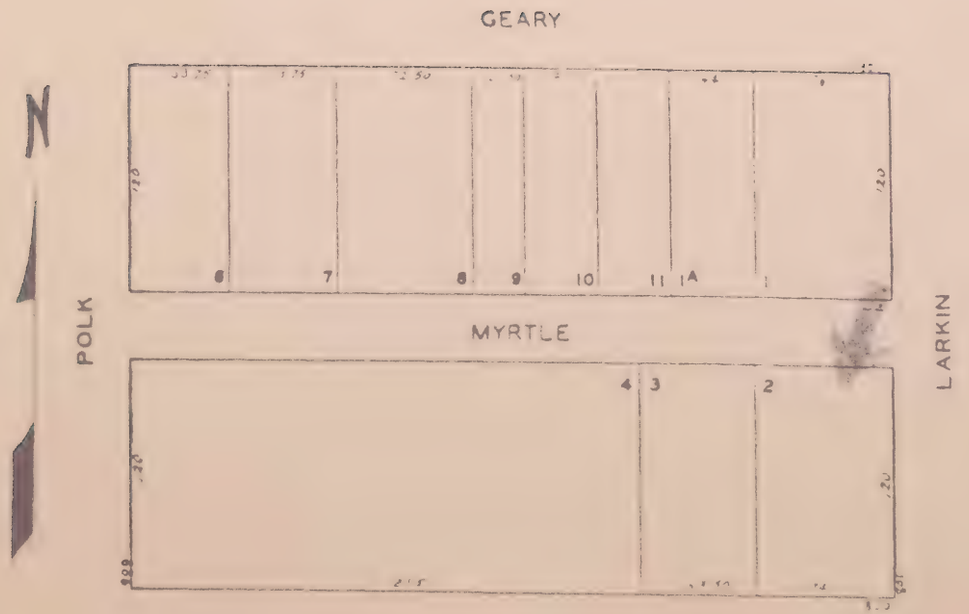
RECORDING: Book B203, Page 662, File No. 035021

DATE OF DEED: December 22, 1967 DATE OF RECORDING: 12/22/67

UNIT VALUE:

CONFIRMED: Mr. Pete Lone of Cliver J. Olson 12/29/67

COMMENTS: At time of sale, this was an operating service station rented to Metropolitan Leasing Company for $5[illegible].00 per month straight rent.



Address: [illegible]

Type of Improvement: [illegible]
11 apartments 11 rooms.

Improvement Built: 1911 Rental Data: [illegible]

Building Area: [illegible] sq. ft. Items:

First Floor [illegible] sq. ft. [illegible]

Second Floor 750 sq. ft. [illegible]

Third Floor [illegible]

[illegible] sq. ft. [illegible]

[illegible] sq. ft. [illegible]

[illegible] sq. ft. [illegible]

Improvement Description:

[illegible]

Assessed Valuation: Land $ [illegible] Improvements $ [illegible]

1969-70 Taxes $ [illegible]



Assessed value of [illegible] Block [illegible] Lot [illegible]

GRANTOR: O. A. Talmage

GRANTEE: Normand D. Rasmussen and Dorothy L. Rasmussen, his wife

ZONING: San Francisco C-

RECORDED: Book A929, Page 315, File No. HH15945

DATE OF DEED: June 3, 1965 DATE OF RECORDING: 6/10/65

I.P.L.:

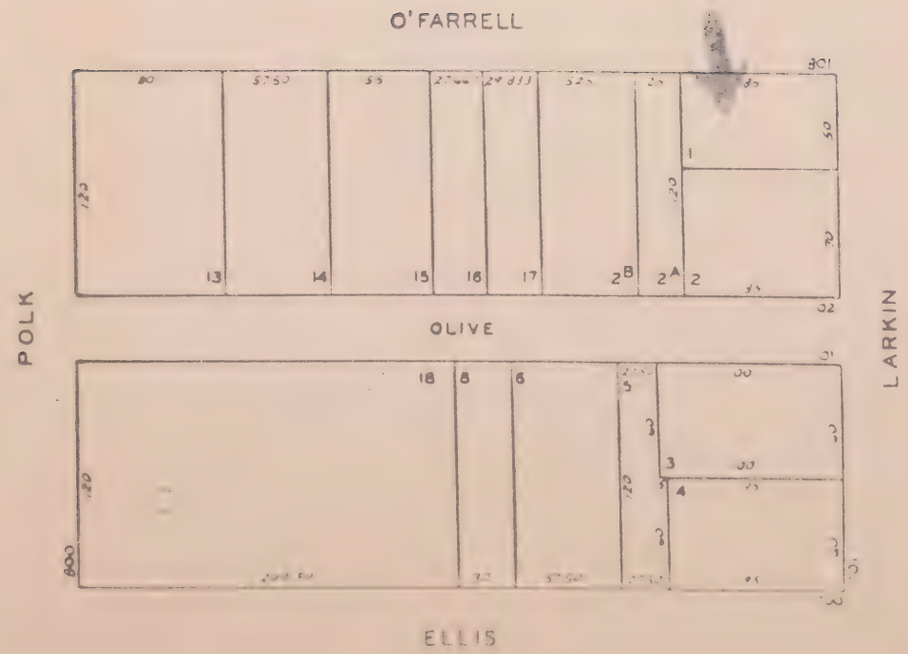
SALE PRICE: $34,[illegible].00 D.T. $75, [illegible] to grantor and Louis Sandoval, et ux

LAND AREA: 4,25[illegible] s.ft.

UNIT VALUE: $20.85 per s.ft. of land only including land.

CONFIRMED: Mrs. Rosovich of De Wolf Realty Company 12/29/69

COMMENTS: While these records indicate the price at which sold, they do not reflect terms at time of sale. Mr. Talmage is a partner in De Wolf Realty.





Address: _____

Type of Improvement: _____

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

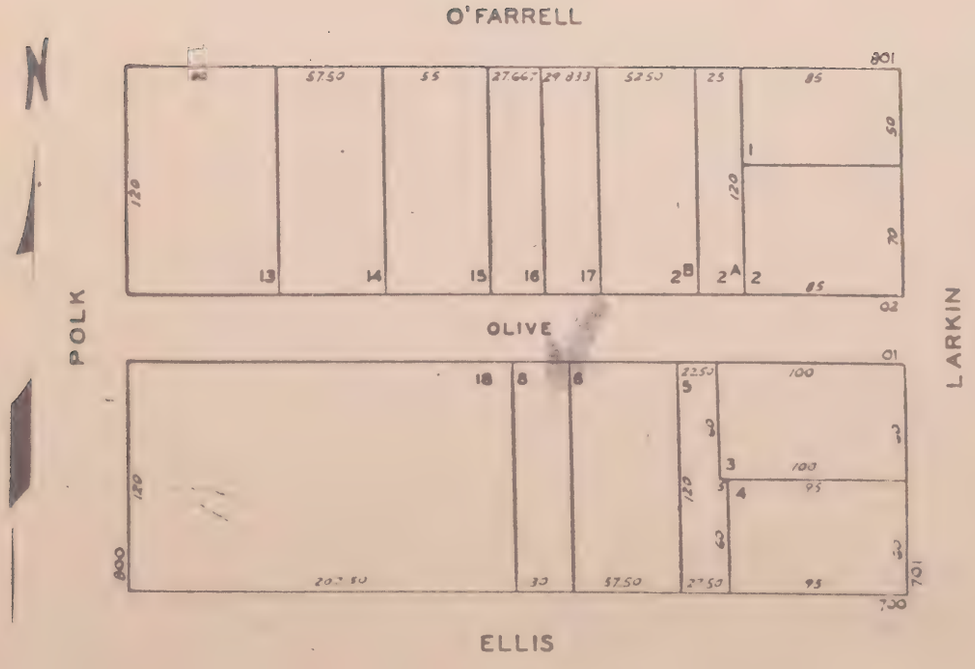
Assessed Valuation: * Land $ 45,200.00 Improvements $ 43,200.

1969-70 Taxes $ _____

Block 717 Lot 8

DATA

GRANTOR	[illegible], F. Harlin and Bess [illegible] his wife
GRANTEE	Bay Area Construction Supplies Inc.
ZONING:	San Francisco C-2
RECORDING	Book B350, Page 736, File No. [illegible] 1120
DATE OF DEED	July 2, 1969 DATE OF RECORDING
I.R.S.	$137.50
SALE PRICE:	$125,000.00
LAND AREA:	3,600 sq.ft. north of Ellis Block 717 3,300 sq.ft. South of Ellis Block 740
UNIT VALUE:	$17.36 per sq.ft. building and including land
CONFIRMED:	Mr. James Middleton of [illegible]
COMMENTS:	Mr. Harlin initially [illegible] he sold to Omark Industries [illegible] them. Bay Area Construction [illegible] Omark rented the same property [illegible] lding on north side of Ellis. Sold [illegible] perty south of Ellis. Mr. [illegible] $0.00 per month to become [illegible]



Block 717 Lot 8

Address: [illegible]

Type of Improvement: Two story brick and clay tile [illegible] residential use.

Improvement Built: 1917 Rental Rate: [illegible]

Building Area: 12,221 sq. ft. Rooms:

First Floor	[illegible] sq. ft.	[illegible]
Second Floor	[illegible] sq. ft.	[illegible]
Third Floor	[illegible] sq. ft.	[illegible]
Mezzanine	[illegible] sq. ft.	[illegible]
Basement	4,221 sq. ft.	[illegible]

Improvement Description:

Concrete foundation with a full concrete [illegible] basement. Exterior walls are brick with stucco [illegible] and a special trim in the front. Flat, tar and gravel, [illegible] gutter and sheet [illegible]. Two maple hardwood floors [illegible] and tile in the lavatory. Typical [illegible] features. [illegible] forced [illegible] heat. There is [illegible] in the basement, [illegible] area. There is an [illegible] [illegible] [illegible]

SALES DAT

rancisco Lodge No. 26, Loyal Order of

GRANTEE: Danyabnai R. Patel, a married man, Dhanyi B. Patel, a married man, G. N. Patel, a married man, D. V. Patel, a married man, M. R. Patel, and R.V. Patel, both married

ZONING: San Francisco C-2

Book B225, Page 9, File No. 050862

November 24, 1967 DATE OF RECORDING: 3/15/68

$143.00

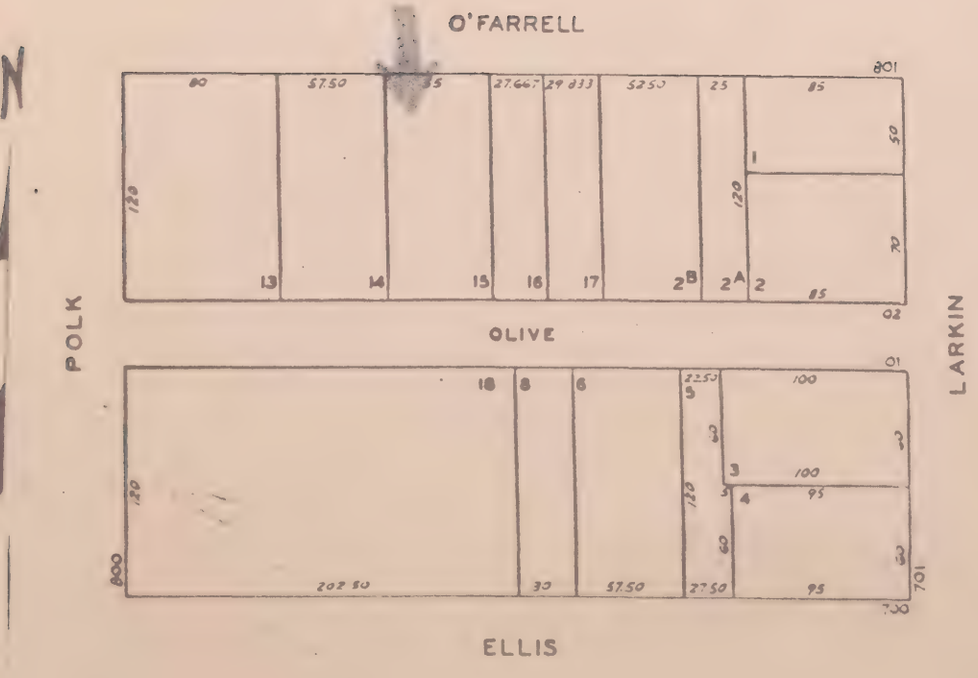
$130,000.00 D.T. Purchaser to pay $60,000.00 down balance at $564.00 per month - 7 1/2% interest for 10 years

sq.ft.

$7.68 per s .ft. building including land

CONFIRMED: Recorded letter of 12/4/67 from Ralph D. Moore, General Governor to Arthur A. Reynor, Secretary of Lodge No. 26

COMMENTS:



Block 717 Lot 15



Address: 1605 Ellis Street -- [illegible]

Type of Improvement: One story, 15 rooms reinforced concrete store building and tavern

Improvement Built: 1922 Rental Rate: _____

Building Area: 12,031 sq. ft. Rents:

First Floor	12,031 sq. ft.	_____
Second Floor	_____ sq. ft.	_____
Third Floor	_____ sq. ft.	_____
[illegible]	[illegible] sq. ft.	_____
[illegible]	[illegible] sq. ft.	_____

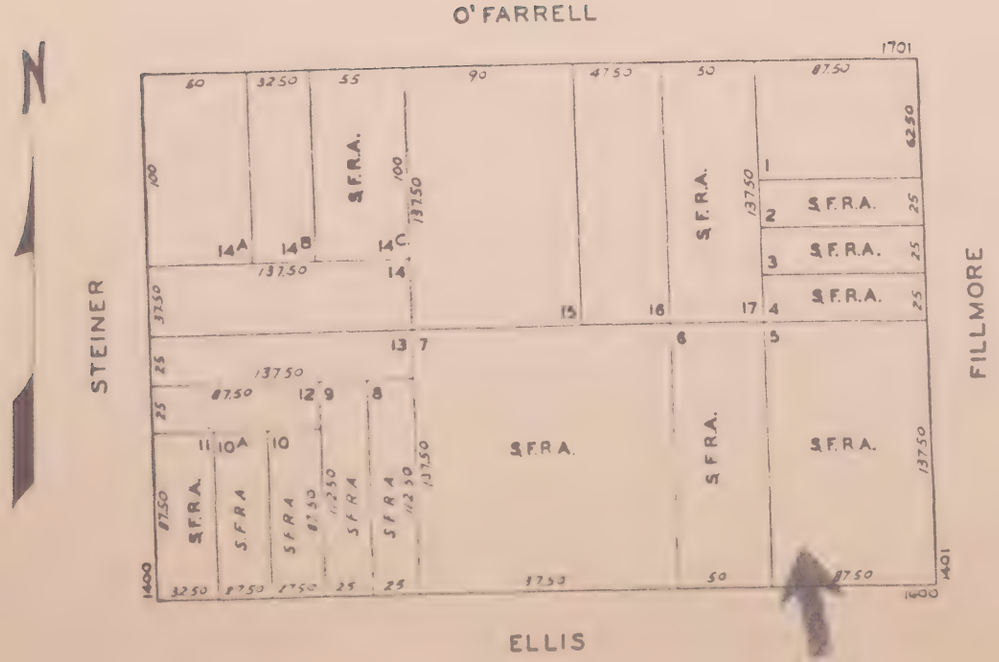
Improvement Description:

[illegible]crete exterior walls with tile trim around store front over concrete foundation. No basement. Flat, tar and gravel roof. Interior wall partitioning plaster. 3 pine floors, balance tile composition over cement. 7 bathrooms, 28 fixtures, 11 separate toilets. One ceiling furnace, 12 closets.

Assessed Valuation: Land $ _____ Improvements $ _____

1969-70 Taxes $ _____

Block 770 Lot 5


O'FARRELL
STEINER
FILLMORE
ELLIS
1701
1400
1401
S.F.R.A.
SFRA
14A
14B
14C
14
15
16
17
13
12
11
10A
10
9
8
7
6
5
4
3
2
1
60
32.50
55
90
47.50
50
87.50
62.50
100
137.50
25
87.50
32.50
87.50
27.50
25
25
87.50
50
87.50



Address: 1661 Ellis Street

Type of Improvement: One story 2 room wood frame small office building. Old construction reattered in 1932.

Improvement Built: _____ Rental Rate: _____

Building Area: 3,500 sq. ft. Rents:

First Floor 3,500 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

Including finished attic 200 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, wood siding exterior over concrete foundation. No basement. Flat, tar and gravel, roof. Interior trim plaster board with pine partitioning [illegible] office has pine floor and the balance cement. One has separate toilet. 2 fixtures.

Assessed Valuation: Land $ 14,100.00 Improvements $ 7,000.00

1969-70 Taxes $ 720.

Assessed value is 25% of above value.

Block 728 Lot 15

GRANTOR: First National Bank, as Executor of the Estate of [illegible] McNeill, deceased

GRANTEE: [illegible] F. Merz and Patricia C. Merz, his wife

ZONING: San Francisco R-4

RECORDING: Book 283, Page 803, File No. 035399

DATE OF DEED: October 22, 1965 DATE OF RECORDING: 11/5/65

I.R.S. $14.3

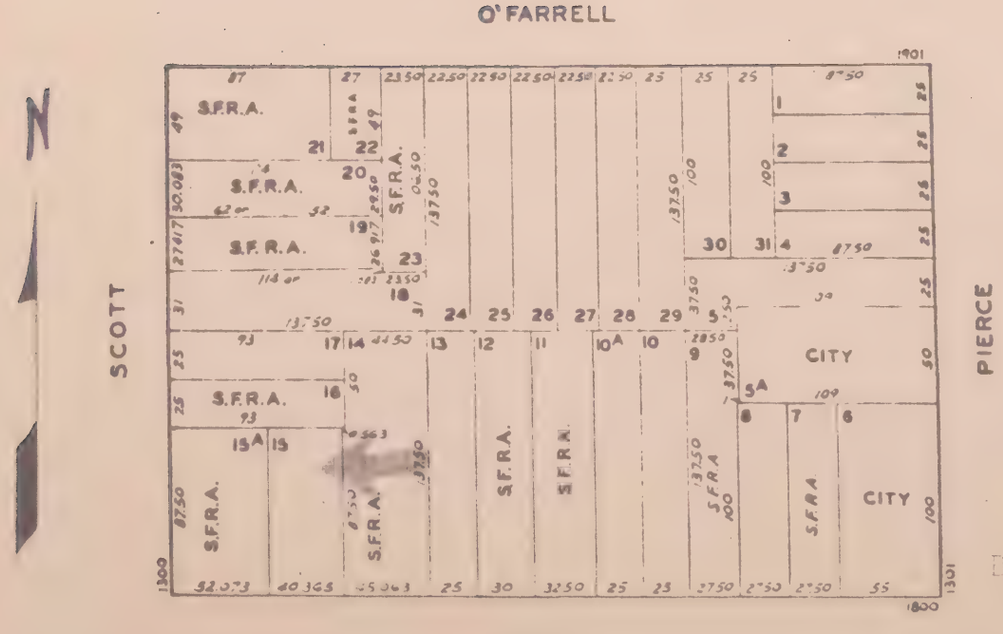
SALE PRICE: $13,700.00

LAND AREA: 3,555 sq.ft.

UNIT VALUE:

CONFIRMED: Executor Deed - Superior Court No. Probate 155,998 10/20/65 San Los Angeles Co.

COMMENTS:



Block 729 Lot 15

Address: 1360 Eddy St.

Type of Improvement: one story reinforced concrete garage with one [illegible]

Improvement Built: 1921 Rental Rate: _____

Building Area: 6,240 sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete and plain trim make up the exterior walls. Concrete foundation. No basement. Flat, tar and gravel roof, with wood truss. Interior trim is unfinished. Cement floors. 2 fixtures, and one separate toilet.

Assessed Valuation: * Land $ 28,800.00 Improvements $ 25,000.00

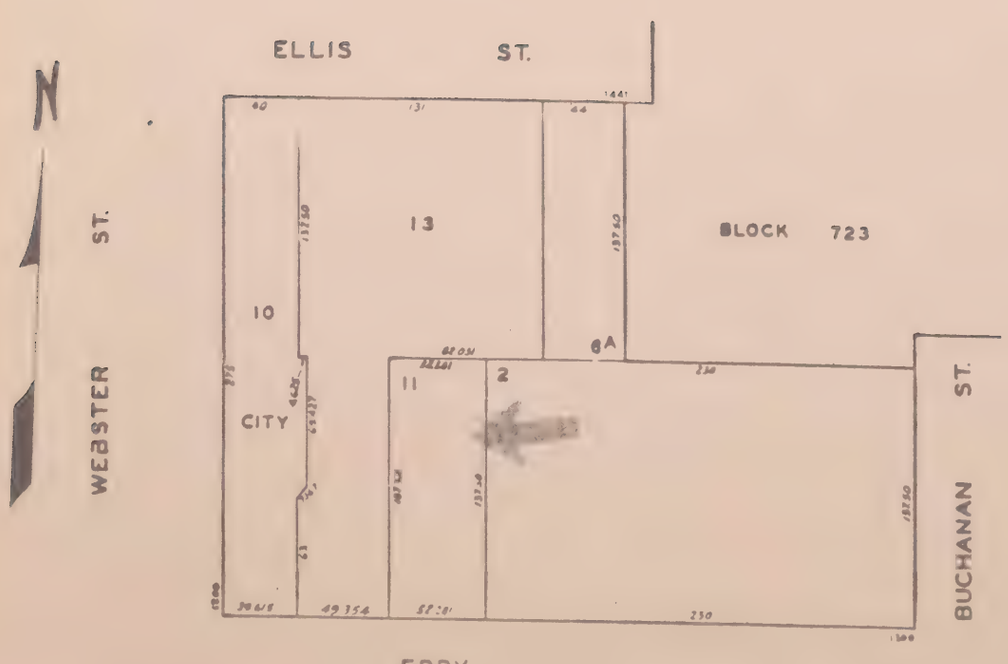
1969-70 Taxes $ 1,653.00

* Assessed value is 25% of above figures.

Block 743 Lot 11

SALES DATA

GRANTOR:	Masashi Yukawa and Chiyeko Yukawa, his wife		
GRANTEE:	Glad Tidings Tabernacle, a California Corporation		
ZONING:	San Francisco R-3		
RECORDING:	Book B 39, Page 399, File No. 076228		
DATE OF DEED:	April 8, 1966	DATE OF RECORDING:	4/12/66
I.R.S.	$77.00		
SALE PRICE:	$70,000.00	D.T.	$117,000.00 to Wells Fargo Bank
LAND AREA:	7,189 sq. ft.		$36,000.00 to William A.
UNIT VALUE:	$11.22 per sq. ft. of bldg. inc. land.		Weinmann, et ux
CONFIRMED:	Mr. P. Shields, Real Estate Broker, 1/12/70		
COMMENTS:	This parcel was part of an assembly of this and a portion of parcel 13 adjacent. This granite acquired a property at Block 783 -13 to trade to this grantor. The above is the agreed to value of this parce. No rents available.		



Block 733 Lot 11

Address: 16 Franklin Street

Type of Improvement: "Cozy Motel" four story steel reinforced concrete block construction 53 rooms

Improvement Built: 1958 Rental Rate:

Building Area: 31,450 sq. ft. Rents:

First Floor	8,040 sq. ft.	
Second Floor	8,337 sq. ft.	
Third Floor	8,337 sq. ft.	
Fourth Floor	8,337 sq. ft.	
Basement	12,400 sq. ft.	

Improvement Description:

Concrete, stucco and concrete screen block with special trim make up the exterior walls. Concrete foundation with a full unfinished concrete floor basement. Built up tar and gravel roof. Fine over plaster make up the interior trim. Tile floors with the remainder being cement with carpeting. 200 fixtures, 60 bathrooms, 60 built-in tubs, 30 tile walls and six separate toilets. Ventilated system and sprinkler system. Electric elevators and special intercommunication system. 72 cystem and one electric kitchen.

Assessed Valuation: Land $ 133,000.00 Improvements $ 589,714.00

1969-70 Taxes $ 23,517.12



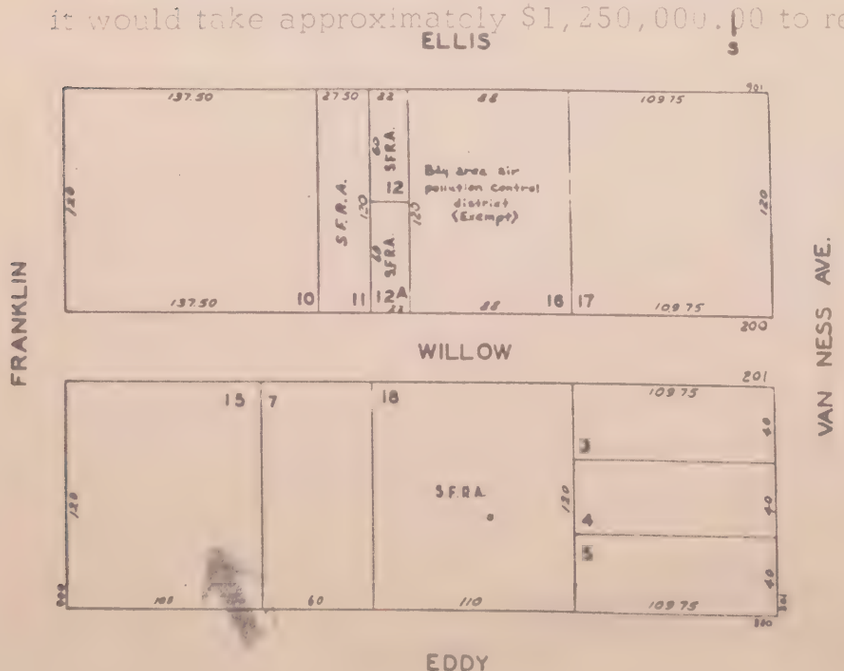
* Assessed value is 25% of above figures.

Block: 737 Lot: 15

SALES DATA

GRANTOR:	Eddy-Franklin Inc., a California Corporation
GRANTEE:	Leontine Grialou, a widow, an undivided 1/4 interest, Lucien Delagnes and Louise Delagnes, his wife, 1/4 interest, Marguerite Cole, an undivided 1/4 interest and Henri Revel and Berthe Revel, his wife, an undivided 1/4 interest
ZONING:	San Francisco R-4
RECORDING:	Book B121, Page 428, File No. P43985
DATE OF DEED:	February 23, 1967 DATE OF RECORDING: 2/28/67
[illegible]	[illegible]
SALE PRICE:	[illegible]
LAND AREA:	12,600 sq.ft. (115' x 120')
UNIT VALUE:	$8,750.00 per room ($13.09 per sq.ft. building including land)
CONFIRMED:	[illegible]r. Maineri, Secretary of Eddy-Franklin Inc. 1/2/67
COMMENTS:	Northwestern Title Company of San Francisco granted realty to Eddy Franklin Inc., a California Corporation by deed dated February 27, 1967 and recorded in Book B121, Page 427, File No. P43984.

[illegible] an outright purchase forced upon them by poor [illegible] management. They requested that $450,000.00 of proceeds [illegible] use property on Third Street which lies within the Yerba Buena Redevelopment. He has great regrets over this transaction and thinks it would take approximately $1,250,000.00 to replace today.



Address: [illegible]

Type of Improvement: The building is a brick [illegible]

Improvement Built: [illegible] Rental Rate: _____

Building Area: [illegible] sq. ft. Terms:

First Floor [illegible] sq. ft. _____

Second Floor [illegible] sq. ft. _____

Third Floor [illegible] sq. ft. _____

Basement [illegible] sq. ft. _____

_____ sq. ft. _____

Improvement Description:

The building has a brick foundation with a full basement used for storage space. The upper floors are built with wood. The first and basement floors are concrete. There is no elevator which is used as a freight elevator.

Assessed Valuation: Land $ [illegible] Improvements $ [illegible]

1969-70 Taxes $ [illegible]



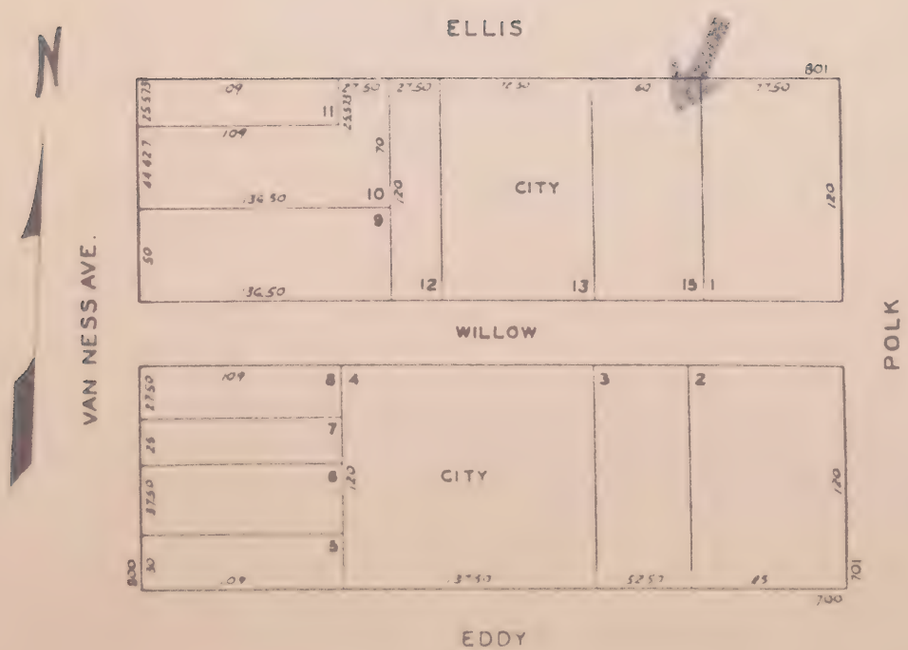
-Assessed value is 25% of above figures.

Block [illegible] Lot 15

SALES DATA

GRANTOR:	Louis L. Brounstein and Sylvia Brounstein, his wife
GRANTEE:	Kay Schmulowitz, a single woman, as to a 1/2 inter
ZONING:	San Francisco C-2
RECORDING:	Book B287, Page 444, File No. R24818
DATE OF DEED:	November 4, 1968 DATE OF RECORDING: 11/6/68
	$55.00
SALE PRICE:	$50,000.00 1/2 interest ($100,000.00 full value)
LAND AREA:	7,200 sq.ft. (60' x 120')
UNIT VALUE:	$3.47 per sq.ft. of building including land
CONFIRMED:	Kay Schmulowitz 11/6/68
COMMENTS:	

the building. Upon asking Mrs. Schmulowitz what her rental income was, she said she didn't know me and wouldn't answer anything.



Address: 615 Larkin Street

Type of Improvement: Two story, 18 room reinforced concrete office building

Improvements Built: 1921 Rental Rate:

Building Area: 3,368 sq. ft. Rents:

First Floor 1,184 sq. ft.

Second Floor sq. ft.

Third Floor sq. ft.

Mezzanine 1,434 sq. ft.

Basement 2,100 sq. ft.

Improvement Description:

Plastered front concrete exterior on concrete foundation. Full basement unfinished with cement floors. Flat tar and gravel roof. Interior walls plastered. Basement walls are bare. Pine floors, except first floor which is cement. Four bathrooms, 18 lavatories, 2 gas-fired forced air heaters, 3 skylights.

Assessed Valuation: Land $ 28,140.00 Improvements $ 60,060.00

1969-70 Taxes $ 2,312.36

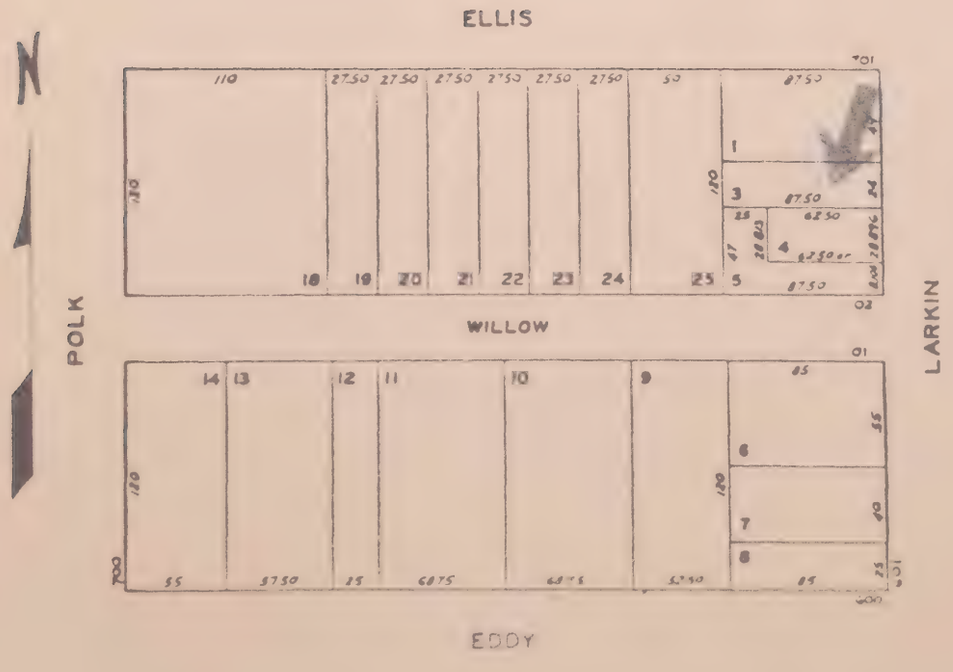


*Assessed value is 27% of above figures.

Block 240 Lot 3

SALES DATA

GRANTOR:	1. Hadley Construction Company 2. Betford Corporation
[illegible]:	Twentieth Century-Fox Film Corporation, a Delaware Corporation
[illegible]:	[illegible]
RECORDING:	1. Book B 35, Page 285, File No. 073193 2. Book B 36, Page 286, File No. 073194
DATE OF DEEDS:	1. 3/24/66 2. 3/17/66 DATE OF RECORDING: 4/1/66
R.S.	1. $57.75 2. $57.75 - $115.50
SALE PRICE:	$1[illegible]5,000.00 D.T. $60,000.00 to Bank of America National Trust and Savings Association
LAND AREA:	2,1[illegible]0 sq.ft.
UNIT VALUE:	$17.89 per sq.ft. of building includ[illegible]
CONFIRMED:	Mr. Jonathan Hadley 1[illegible]3/7[illegible]
COMMENTS:	Hadley Construction joint ventured this project with Betford Corporation (Tennessee Ernie Ford's Corporation) renting floor to Betford and 1 floor to 20th Centu[illegible] Fox. Mr. Hadley recalls rental rate at 30¢ per sq.ft. After approximately 2 years of occupancy, 20th Century purchased.





Address: [illegible]

Type of Improvement: One story and mezzanine 5 room reinforced concrete [illegible] Industrial building

Improvement Built: 1938 Rental Rate: _____

Building Area: 9,10[illegible] sq. ft. Rents:

First Floor 8,30[illegible] sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

[illegible] 1,100 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible] as stucco over concrete sides and over concrete foundation with no basement. There is a flat tar and gravel roof and the interior walls are plaster and some unfinished. Cement floors are in the rooms excepting [illegible] pine, also, rooms contain 3 separate toilets, 7 [illegible] toilets, 3 skylights and the office area on the first floor is panelled [illegible].

Assessed Valuation: * Land $ [illegible] Improvements $ 20,000.00

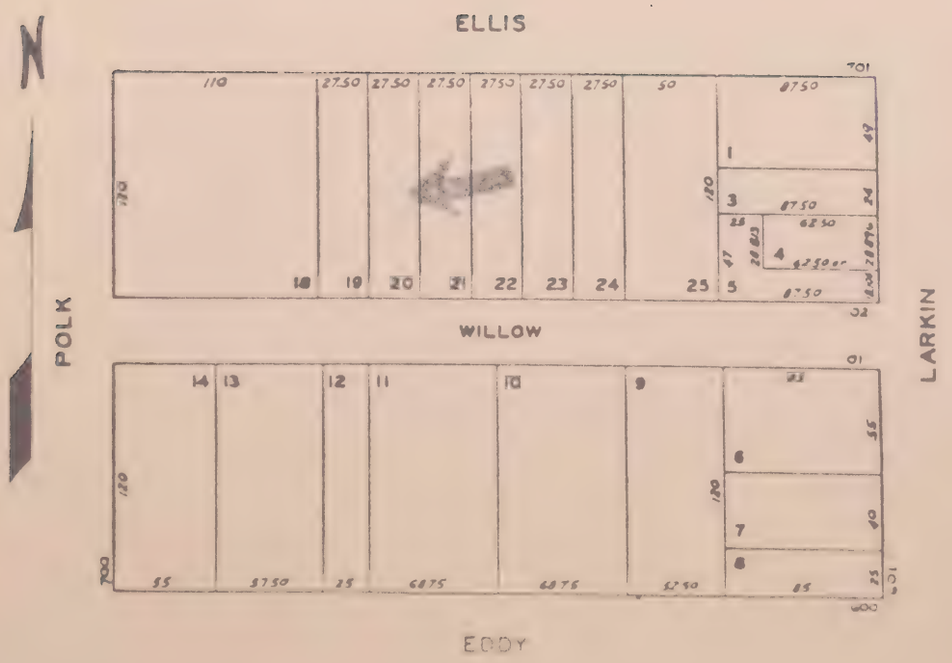
1969-70 Taxes $ [illegible]

*Assessed value is 25% of above figures

Block 34 Lot 49

SALES DATA

GRANTOR:	Ares Commercial Properties, a California Corporation
GRANTEE:	Joseph L. Pundenz and Emma L. Pundenz, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B307, Page 177, File No. R39243
DATE OF DEED:	January 8, 1969 DATE OF RECORDING: 1/23/69
I.R.S.	$73.15
SALE PRICE:	$66,500.00 D.T.. $13,000.00 to Bank of America
LAND AREA:	3,300 sq.ft. (27.5' x 120')
UNIT VALUE:	$15.11 per sq.ft. building including land
COMMENTS:	Mr. Robert Harms, President of Ares Commercial Properties owner of California Clove Company Mr. Harms said that while this was a trade that $66,500.00 fair price. He was renting lower part for $275.00 and the upstairs for $5 .00 for upstair flats.



Block 74[illegible] Lot 20



Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: 1920 Rental Rate: _____

Building Area: 4,317 sq. ft. Rents:

First Floor 4,269 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

[illegible] sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible]

Assessed Valuation: Land $[illegible] Improvements $ 12,000

1969-70 Taxes $ [illegible]

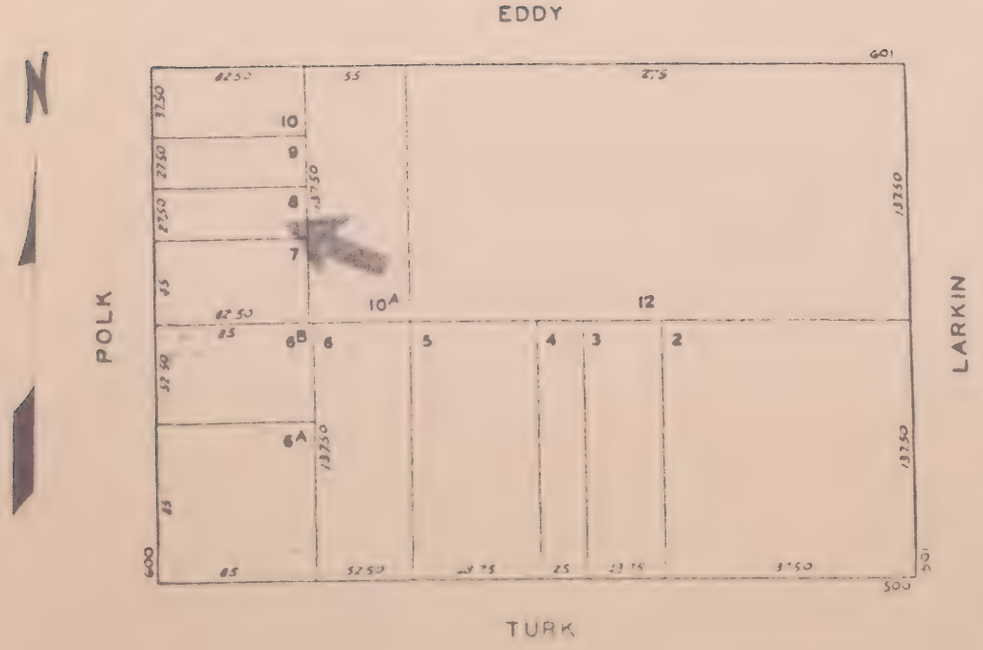
[illegible]

Block 711 Lot [illegible]

SALES DATA

GRANTOR:	Esther H. Sherman, a married woman, formerly known as Esther H. Andersen, a widow
GRANTEE:	Edward M. Walsh and Gunild E. Walsh, his wife
ZONING:	San Francisco C-2
RECORDING:	Book B338, Page 285, File No. R62364
DATE OF DEED:	May 12, 1969 DATE OF RECORDING: 5/20/69
I.R.S.	$50.60
SALE PRICE:	$46,000.00 D.T. $34,000.00 to grantor
LAND AREA:	2,269 sq.ft. (27.5' x 82.5')
UNIT VALUE:	$18.28 per sq.ft. of building including land
CONFIRMED:	Mrs. Esther H. Sherman 1/2/70
COMMENTS:	Mr. Edward M. Walsh, listed as a trustee in the phone book, on 1/2/70, said he did not want to confirm anything.

Mrs. Sherman had one renter in since her husband's death who paid $325.00 per month. Mrs. Sherman confirmed price.



Address: 160 Bay Street

Type of Improvement: Commercial building

Improvement Built: 1970 Rental Rate: _____

Building Area: 1,216 sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

This is a commercial building and used as take-out Col. Saunders Kentucky Fried Chicken. Concrete floors with 2 1/2 baths with 4 parking spaces. The building has a concrete foundation with no basement. There is a flat, tar and gravel roof and the lobby is carpeted. Stucco over wood frame make up the exterior walls and the inside is finished dimension.

Assessed Valuation: * Land $ 24,400.00 Improvements $ 20,400.00

1969-70 Taxes: $ 420.04



* Assessed value is 25% of above figures.

Block 741 Lot 10

GRANTOR: (of California), a corporation, formerly Title Insurance and Trust Company, a corporation, sor by merger to California Pacific Title ce Company

GRANTEE: Harman-Managers Investment Inc., a California Corporation

ZONING:

RECORDING:

DATE OF DEED: DATE OF RECORDING: 1/31/69

I.R.S.

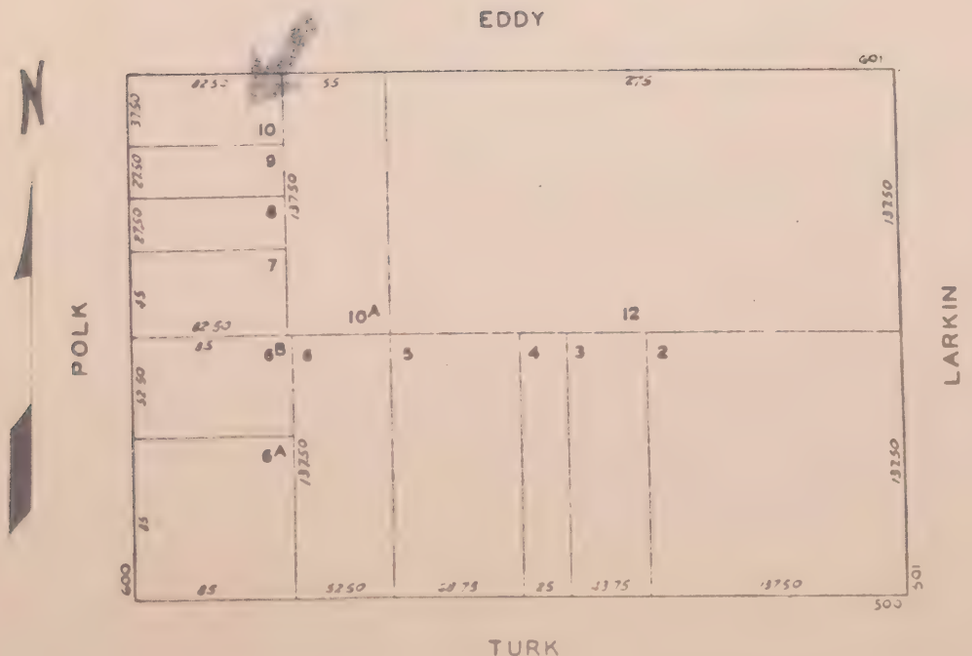
SALE PRICE:

LAND AREA: sq.ft.

UNIT VALUE: $57.87 per sq.ft. building including land.

CONFIRMED: By letter - Harman Management Corporation, signed Paul R. Anderson - assist. treasurer 1/6/70

COMMENTS: Property brought a gross rental income for 1969 of $9,431.61.



Block 741 Lot 10



Address: 1425 Turk Street 1125 Fillmore Street

Type of Improvement: This is a Safeway Store - one story brick reinforced concrete block building containing one store and 5 rooms

Improvement Built: 1951 Rental Rate: _____

Building Area: 18,462 sq. ft. Rents:

First Floor	17,261 sq. ft.	_____
Mezzanine	1,201	
Second Floor	_____ sq. ft.	_____
Third Floor	_____ sq. ft.	_____
_____	sq. ft.	_____
_____	sq. ft.	_____

Improvement Description:

Reinforced brick and concrete block building with plain trim for the exterior walls. There is a concrete foundation with no basement and has a tar and gravel flat roof. Pine over plaster make up the interior trim. There are three pine floors and 2 cement asphalt tile floors. There are 2 bathrooms with 9 fixtures. Heating is provided by a gas furnace.

Assessed Valuation: * Land $ 314,600.00 Improvements $ 223,200.00

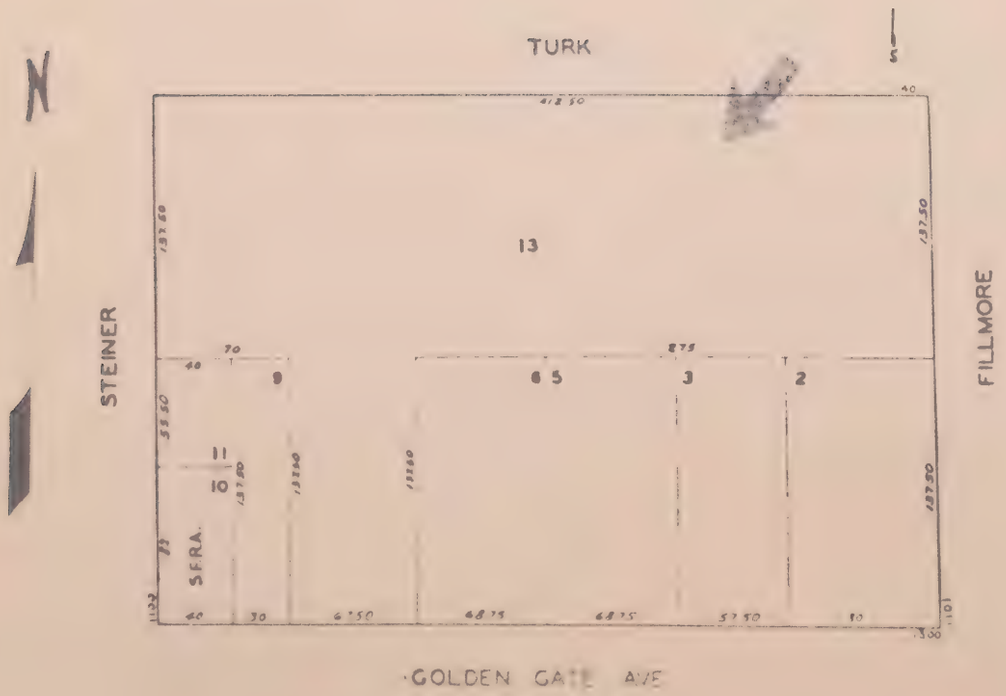
1969-70 Taxes $ 16,523.90

*Assessed value is 25% of above figures.

Block 755 Lot 13

SALES DATA

GRANTOR:	Metropolitan Life Insurance Company, a corporation
GRANTEE:	Safeway Stores Incorporated
ZONING:	San Francisco C-2
RECORDING:	Book B152, Page 927, File No. 67663
DATE OF DEED:	June 2, 1967 DATE OF RECORDING: 6/19/67
I.R.S.	$160.70
SALE PRICE:	$248,455.07
LAND AREA:	65,663 sq.ft.
UNIT VALUE:	$3.78 per sq.ft including improvements
CONFIRMED:	Mr. Bill Ross 1/12/70 and letter 1/15/70 signed P.J. Davidson
COMMENTS:	Repurchased from their landlord, Metropolitan Life Insurance Company. Their lease with Metropolitan called for $25,51 .56 with reduction to $19,83 .40 to have become effective August 1, 1967. Presently property is rented to State of California. Safeway hopes to keep or trade for other land in redevelopment area.



Address: [illegible] and 44 Golden Gate Avenue

Type of Improvement: Five story brick office building and restaurant containing 15 [illegible]

Improvement Built: [illegible] Rental Rate: _____

Building Area: 18,[illegible]2 sq. ft. Rents:

First Floor [illegible] sq. ft. _____

Second Floor 7,2[illegible] sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible]assed brick and stucco with plain trim make up the exterior walls. There is a brick [illegible]ation and a full unfinished basement with cement floor. Also, there is [illegible] tar and gravel flat roof and pine over plaster make up the interior trim. Rooms [illegible]ave pine floors with 6 restrooms containing 14 fixtures and one separate toilet. [illegible]ating is provided by one forced air furnace. There is one hydraulic elevat[illegible] [illegible]escapes are provided and there is a sprinkler system and along with 2 closets.

Assessed Valuation: Land * $ [illegible]3,390.00 Improvements $ 12[illegible],000.[illegible]

1969-70 Taxes $ [illegible]0,737.



[illegible] value [illegible]5 [illegible]

[illegible] Lot 5

SALES DATA

GRANTOR: Rosalie Joan Harband Cohn, a married woman, formerly known as Rosalie Joan Harband and Miriam Ethyle Kaufman, a married woman

GRANTEE: Robert L. Lippert, a married man, 1/2 interest and Charles J. Maestri, a married man, 1/2 interest

ZONING: San Francisco C-2

RECORDING: Book B 79, Page 756, File No. P 12393

DATE OF DEED: August 25, 1966 DATE OF RECORDING: 9/2/66

SALE PRICE: $185,000.00 D.T. $135,000.00 to grantors

LAND AREA: 7,200 sq.ft. (60' x 120')

UNIT VALUE: $1[illegible].93 per sq.ft building including land.

CONFIRMED: Mr. Dunn of Buckbee Thorn Co. 1/6/70

COMMENTS: When Mr. Harband died, the building was completely vacant. They were asking $1,[illegible].00 per month total rental but the building needed too much work to fix up and they had no takers. For a brief period, prior to this, the State Compensation Board temporarily rented second floor (income unknown). Mr. Lippert, the theatre man and his partner spent $50,000.00 to $60,000.00 to fix up. They now occupy 2nd floor (finished in nice offices) and rent the lower floor. Present lower floor rent not known by Dunn.



Address: [illegible]

Type of Improvement: [illegible]

Improvement Cost: [illegible] Rental Rate: [illegible]

Building Area: [illegible] sq. ft. Rents:

First Floor [illegible] sq. ft. [illegible]

Second Floor [illegible] sq. ft. [illegible]

Third Floor [illegible] sq. ft. [illegible]

[illegible] [illegible] sq. ft. [illegible]

[illegible] sq. ft. [illegible]

Improvement Description:

The exterior walls are [illegible] of rock, stone, block, stucco and tile with plaster trim. There is a [illegible] and fill pavement to the street floor. There is also on the 2nd level flat roof and handrail enclosed over planter area up the interior stairs. There are 2 tile floors. Lighting in 2 [illegible] in the building. Heating is provided by 2 blower furnaces. There is [illegible] and 2 [illegible] in building.

Assessor Valuation: Land $ [illegible] Improvements $ 58 5 .0

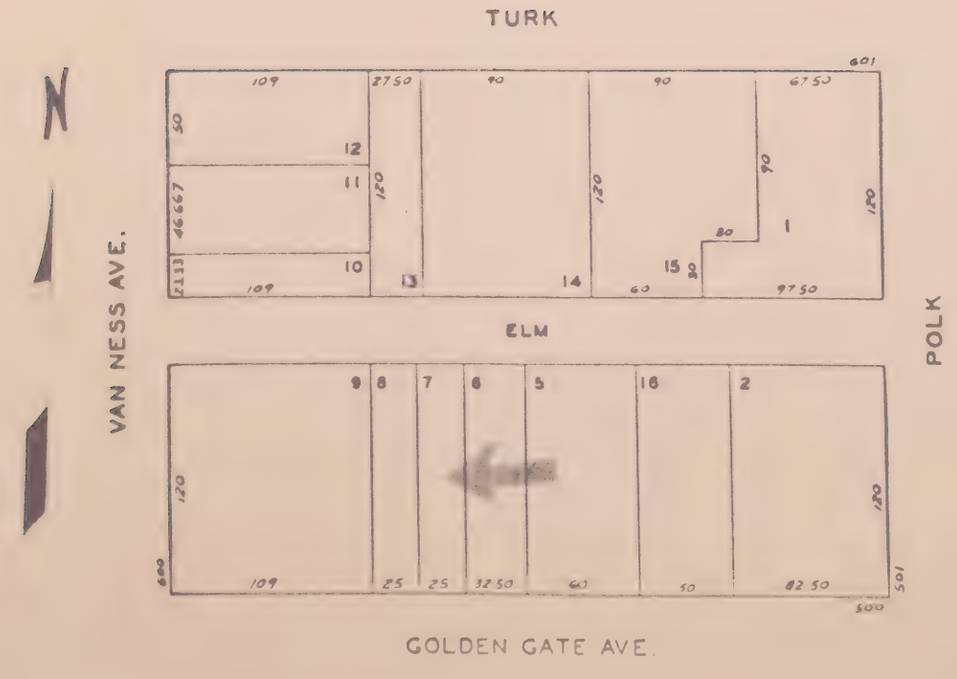
1968-70 Taxes: $ [illegible]



*Assessed Value is [illegible] of above figures.

Block 743 Lot 7

as owner


TURK
ELM
VAN NESS AVE.
POLK
GOLDEN GATE AVE.
N
109
27.50
90
90
67.50
601
50
12
11
46.667
10
2133
109
120
13
14
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97.50
9
8
7
6
5
16
2
120
120
660
109
25
25
32.50
60
50
82.50
501
500



Address: 752-756 and 760 McAllister Street

Type of Improvement: One story concrete building used as three stores

Improvement Built: 1921 Rental Rate: _____

Building Area: 9,000 sq. ft. Rents:

First Floor 4,500 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

Mezzanine area 450 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

This building has a concrete foundation with its basement, supporting walls of concrete with tiled roof & tiled front story with plain tiles. Tar, gravel and gravel roof and the interior has plaster walls. The rooms have five floors and there are 3 [illegible] rooms with seven toilets.

Assessed valuation: Land $ 27,000.00 Improvements $ 13,000.00

1969-70 Taxes $ 1,53[illegible]

[illegible] value is 25% of above figures.

Block 764 Lot 9

GRANTOR:

GRANTEE: ...ma M. Kendall, his wife

Book B ...

...

SALE PRICE:

...Savings Association

...

...

...

Address: _____

Type of Improvement: _____

Improvement Built: _____ Burglar Bars: _____

Building Area: _____ sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with reinforcement. Exterior walls are [illegible] with [illegible] trim. Asphalt shingle tile throughout and there is [illegible] glass front, [illegible] trim. Flat tar and gravel roof. Interior trim is plaster walls. There are 3 [illegible] with hardwood floors with pine and tile and cement floor in [illegible]. There are [illegible] in bathroom. There is 1 fireplace, walk-in refrigerator, [illegible] 40' and there are closets in this building.

Assessor's valuation: Land $_____ Improvements $_____

1969-70 Taxes $_____



SALES DATA

GRANTOR: Hannah Kartrow, [illegible] the trusts established by James [illegible] estate of Albert Kartrow, deceased

GRANTEE: [illegible]

ADDRESS: [illegible]

RECORDING: [illegible]

DATE OF SALE: [illegible]

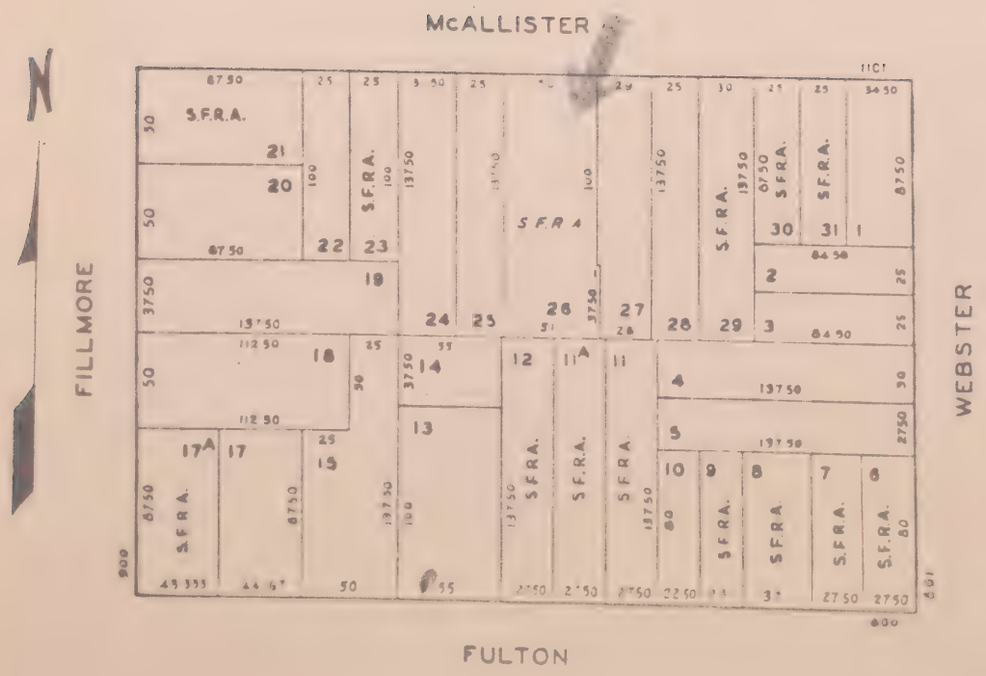
PRICE: [illegible]

SALE PRICE: [illegible]

LAND AREA: [illegible]

CONFIRMED: [illegible]

[illegible] or 4 years. [illegible] Redevelopment [illegible] take over [illegible] approximately [illegible]





Address: [illegible]

Type of Improvement: [illegible]

Improvement Built: 1920 Rental Rate: _____

Building Area: [illegible] sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible] ating system.

Assessed Valuation: * Land $ 75,000.00 Improvements $ 52,600.00

1969-70 Taxes $ 3929.50

*Assessed value is 25 % of above figures.

Block 733 Lot 13

SALES DATA

GRANTOR: Glad Tidings Tabernacle, Inc., a California Corporation, aka, Glad Tidings Tabernacle

Masashi Yukawa and Chiyeko Yukawa, his wife

San Francisco C-M

RECORDING Book B 39, Page 396, File No.

DATE OF RECORDING: 4/12/66

SALE PRICE:

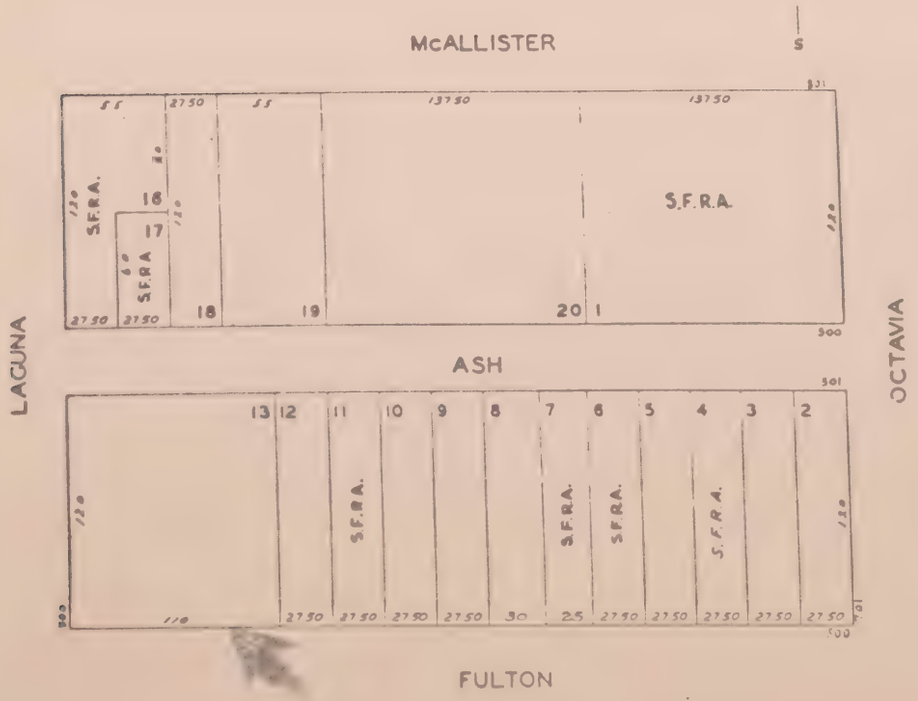
LAND AREA: 13,200 sq.ft.

UNIT VALUE sq.ft. of land

CONFIRMED: Mr. Shields

Charles A. O'Brien and Roberta A. Perry, as co-executors of the will of William A. Breen, deceased, pursuant to Order of Superior Court granted realty to Glad Tidings Tabernacle Inc. by deed dated March 31, 1966 and recorded 4/12/66 in Book B 39, Page 394, File No. 076225. Sale Price being $122,301.05. Plus closing cost. Rounded to $123,000.00.

Above sale is believed to be a trade for a parcel that the grantee owns in Block 783 Parcel 11.



Block 783 Lot 13



Address: 466 Fulton Street

Type of Improvement: 2 story concrete [illegible]
upper fl

Improvement Built: 1920 approximately Rental Rate: _____

Building Area: [illegible] sq. ft. Rents:

First Floor [illegible] sq. ft. _____

Second Floor [illegible] sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

[illegible]

Assessed Valuation: * Land $ 59,000.00 Improvements $ 137,600.00

1969-70 Taxes $ 6,040.52

*Assessed value is 25% of above figures.

Block 784 Lot 3

SALES DATA

GRANTOR: Henry E. Musso and Eleanor Musso, his wife

GRANTEE: Commercial Building Maintenance Company, a California

ZONING: San Francisco C-

RECORDING: Book B265, Page 693, File No. R08747

DATE OF DEED: August 12, 1968 DATE OF RECORDING: 8/14/68

I.R.S. $251.35

SALE PRICE: $228,500.00

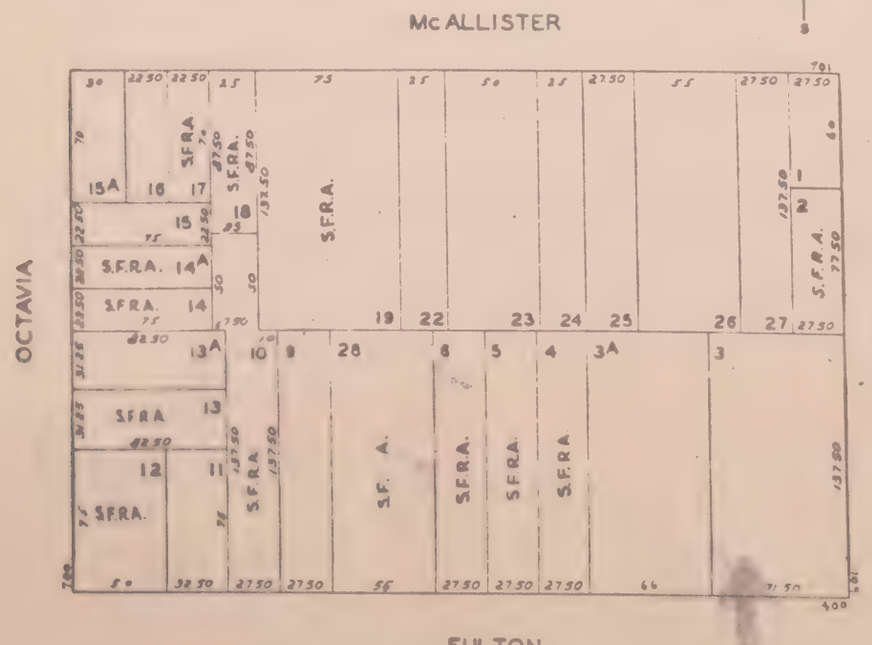
LAND AREA:

UNIT VALUE:

CONTACT: Mr. Musso owner of Commercial Bldg. Maintenance Co. 1/8/70
Mr. Tuckman, Mr. Musso's atty 1/8/70

COMMENTS:

Mr. Musso was called first and asked if this were an "arms-length" or internal transaction. Talked as though he didn't understand but indicated that he had made a purchase of it around that time. I told him the stamps on the deed indicated $228,500.00, again he didnt understand where we got such a price and indicated redevelopment had seen him, offered him entirely too little for it and had subpoenaed him but hadn't even seen him since. He said I should call his attorney, Mr. Tuckman. In conversation, Mr. Musso also said that he recalled a price of $265,000.00 and I believe he meant the purchase price. Mr. Tuckman then was called and he was asked if this was arms-length transaction. He said this was under litigation and he would discuss nothing but we were making a market survey he was surely interested in that. When we are near complete he would then exchange information. Mr. Musso says there is 10,000 sq.ft. of space on each floor. The Comml. Bldg. Maint." occupies the upper, including an office of of 3,200 sq.ft. The lower floor is rented out. He indicated his rent would run 12¢ per sq ft. and said they paid $2,200. per month for their 10,000 sq.ft. (it is not clear whether this was rent prior to purchase or not. Mr. Musso was difficult to communicate with, telling me to call atty, so a penetrating inquiry of clarification of details was not made so long as he was continuing to talk.)


McALLISTER
OCTAVIA
GOUGH
FULTON
N
S.F.R.A.
S.F.R.A.
S.F.R.A.

Address: 450 Fulton Street

Type of Improvement: Two story 1 room wood frame office building

Improvement Built: 1950 Rental Rate: _____

Building Area: 5,000 sq. ft. Rents:

First Floor 2,500 sq. ft. _____

Second Floor 2,500 sq. ft. _____

Third Floor _____ sq. ft. _____

Asphalt Parking Area 4,125 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

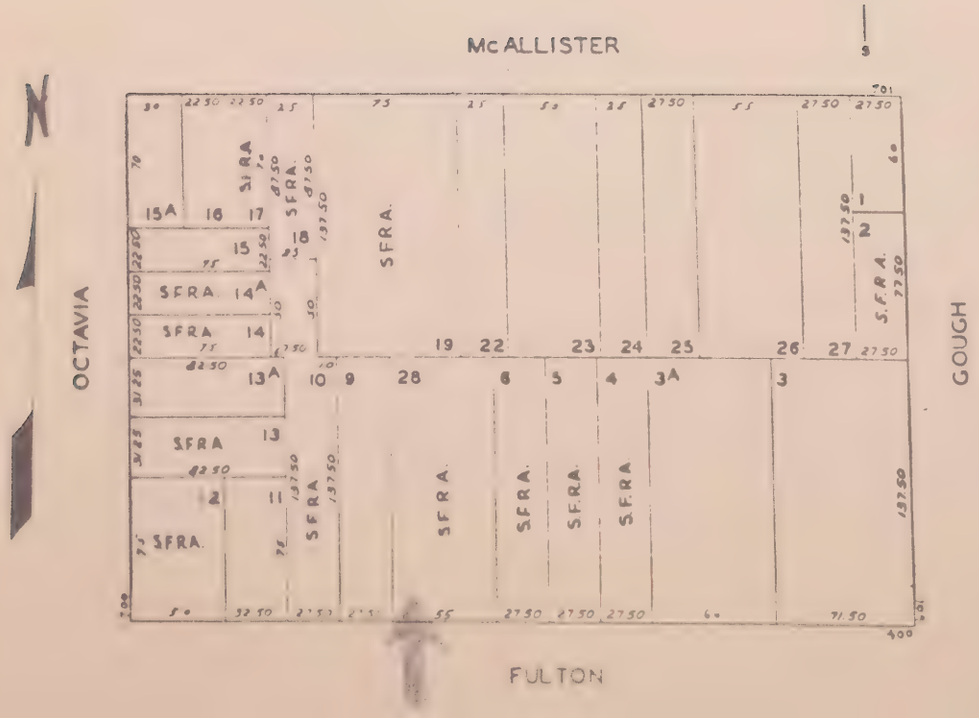
Building is brick and wood siding exterior with stone trim over concrete foundation. No basement. Flat tar and gravel roof. The interior walls are sheetrock with acoustical ceiling. Rubber tile pine floors, with 4 tiled floors in baths. 4 bathrooms with 1 fixtures, 4 tile walls, gas fired furnace and a sprinkler system are a part of building.

Assessed Valuation: Land $ _____ Improvements $ _____

1969-70 Taxes $ _____



Block 734 Lot 28


McALLISTER
OCTAVIA
GOUGH
FULTON
N
SFRA.
S.F.R.A.
15A
16
17
18
15
14A
14
13A
13
12
11
10
9
28
6
5
4
3A
3
19
22
23
24
25
26
27
1
2



Address: 537-539 Gough

Type of Improvement: two story brick reinforced building, 6 rooms, Stan Miller Imported Cars

Improvement Built: 1917 Rental Rate: _____

Building Area: 3,231 sq. ft. Rents:

First Floor 2,406 sq. ft. _____

Second Floor 825 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

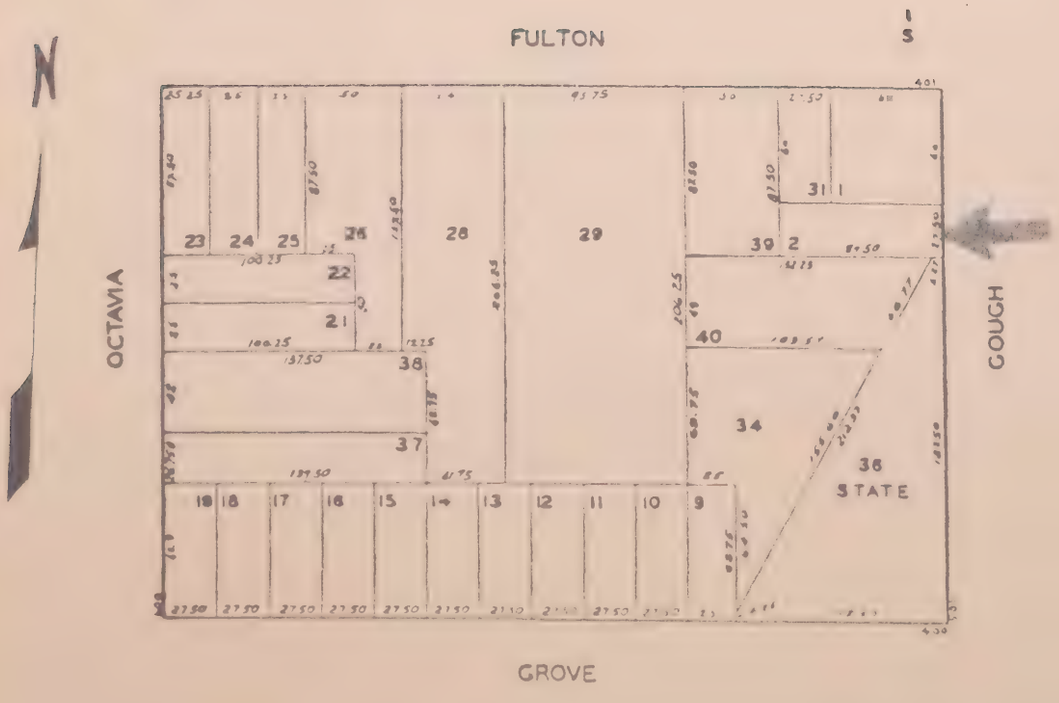
Used for a warehouse with a loft making the 2nd floor. Concrete foundation with no basement. Exterior walls are brick with stucco over plain trim. Flat, tar and gravel roof with pine and plaster interior. Inside interior is also unfinished board and batten. Floors are pine with one cement floor. There is one bathroom, 6 fixtures. Special 24' high ceiling.

Assessed Valuation: * Land $ 16,200.00 Improvements $ 8,030.00

1969-70 Taxes $ 752.76

* Assessed value is 25% of above figures.

Block 738 Lot 3


FULTON
OCTAVIA
GOUGH
GROVE
STATE
23
24
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2
311
40
34
36
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9

Address: [illegible] St.

Type of Improvement: [illegible] building used as a garage.

Improvement Built: 1918 Rental Rate: _____

Building Area: 1,890 sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with no basement. Exterior walls are [illegible] finish trim. Roof is gabled with wood trusses, tar and gravel. Interior is unfinished oak and brick wall with cement floor. There is one bathroom, 2 showers. Partial mezzanine for storage.

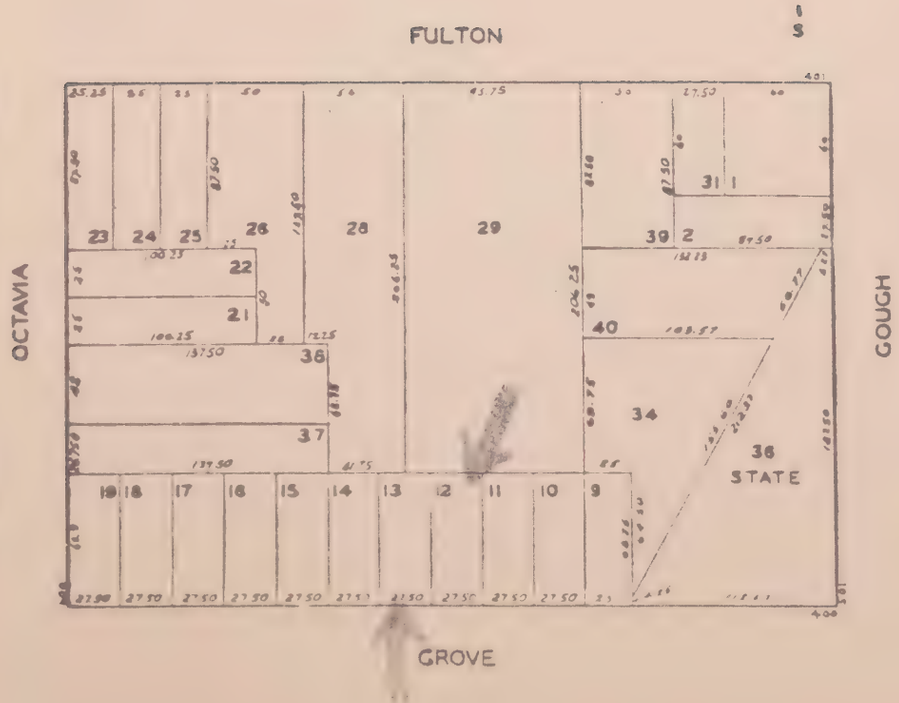
Assessed Valuation: * Land $ [illegible] Improvements $ [illegible]

1969-70 Taxes $ 1,265.94



* Assessed value is 25% of above figure.

Block 793 Lot 12 & 13


FULTON
OCTAVIA
GOUGH
GROVE
STATE
N
23
24
25
26
28
29
31
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22
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36
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9



Address: 527 Gough

Type of Improvement: Benton's Auto Polish and Undercoating

Improvement Built: 1970 Rental Rate: _____

Building Area: [illegible] sq. ft. Rents:

First Floor [illegible] sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

[illegible]'x10' 350 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick building with a brick foundation with no basement. Exterior walls are brick with a plain trim. Gabled wood truss metal corrugated iron roof. Interior trim is pine . All cement floors, 4 fixtures in 2 bathrooms. No heating system is listed. Small office in this building.

Lot 34 is Vacant Land.

Assessed Valuation: * Land $ 76,000.00 Improvements $ 16,600.00

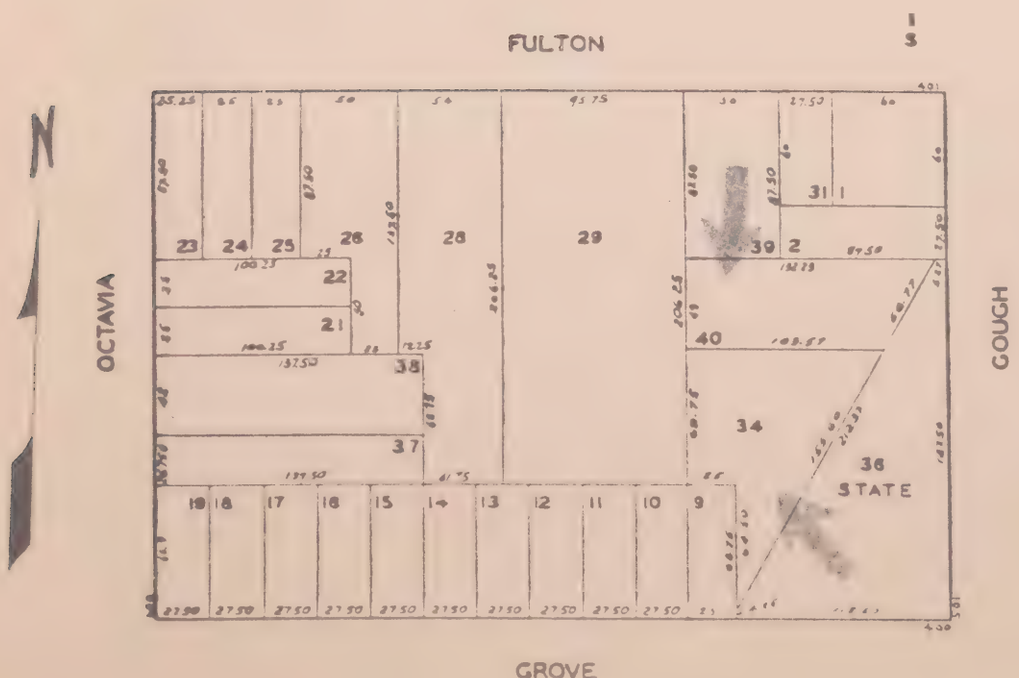
1969-70 Taxes $ 2,845.12

* Assessed value is 25% of above figures.

Block 793 Lot [illegible]

SALES DATA

[illegible]:	[illegible] a single man, Harry Smith and Inca L. Smith, his wife
GRANTEE:	Savoy Auto Parks and Garages, Inc., a California Corporation
ZONING:	San Francisco C-2
RECORDING:	Book B 47, Page 824, File No. 082479
DATE OF DEED:	May 3, 1966 DATE OF RECORDING: 5/6/66
[illegible]	[illegible]
[illegible] PRICE:	$85,000.00
LAND AREA:	12,796 sq.ft. (irregular shape)
UNIT VALUE:	$6.64 per sq. ft. of land area
CONFIRMED:	Mr. David Pansini, of Savoy Auto. Parks 1/8/70
COMMENTS:	This property, which formerly had been used as a foreign car repair garage, was vacant at time of purchase. Mr. Pansini said Savoy operated for parking. It brought in $500.00 per month approximately 1 year ago. They leased out for auto polishing at $800.00 per month.



Block 793 Lots 34 and 40

Address: _____

Type of Improvement: Tenant Bar

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Vacant lot.

Assessed Valuation: * Land $ 4,000.00 Improvements $ none

1969-70 Taxes $ 368.70



* Assessed value is 25% of assessed value.

Block 794 Lot 34

GRANTOR: Roy Skinner and Lillian M. Skinner, his wife

GRANTEE: Christopher Dairy Farms, a corporation

ZONING: San Francisco R-3

RECORDING: Book B287, Page 451, File No. R24824

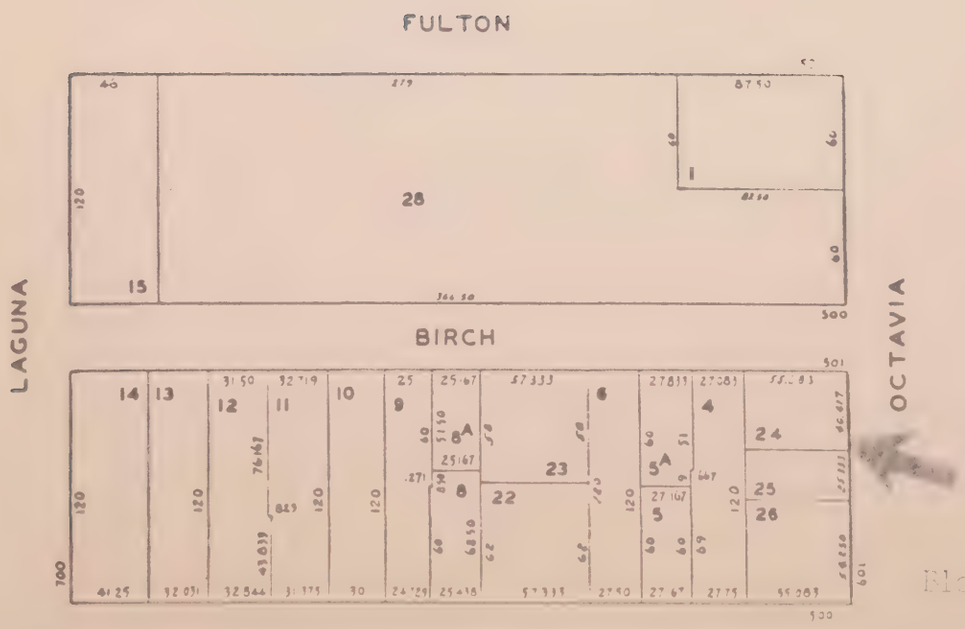
SALE PRICE: $12,000.00 D.T. $8,800.00 to Commonwealth National Bank of San Francisco

LAND AREA: 2,226 sq.ft.

UNIT VALUE: $5.39 per sq. ft. of land area

CONFIRMED: Mr. George Christopher, Ex Mayor of S.F., 1/8/70

COMMENTS: The old shacks on the property at time of purchase brought $100.00. They were not rented out after purchase, but used by Dairy operation.



Block 784 Lot 24

Address: 341 Grove St.

Type of Improvement: brick over 12 inch wood joist private dwelling

Improvement Built: 1890 Rental rate: _____

Building Area: 7,960 sq. ft. Rents:

First Floor 2,030 sq. ft. _____

Second Floor 2,900 sq. ft. _____

Third Floor 1,930 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding exterior over concrete foundation. Gable & flat roof covered with composition shingles and tar and gravel. Both soft and hardwood floors are in this building. Interior walls are plaster with several wooden walls. There are three bathrooms, 3 tubs & showers and 4 separate toilets. There is an oil fired furnace, sprinkler system, and fire escape in this building.

Assessed Valuation: Land $ 70,000 Improvements $ 230,000.00 with completion of $30,000.00.

1969-70 Taxes $ none



Block 798 Lot 11

GRANTOR: Giacomo G. Patri, a single man

GRANTEE: The French American Bilingual School, a California non-profit Corporatio

RECORDING: Book B106, Page 4, File No. P32249

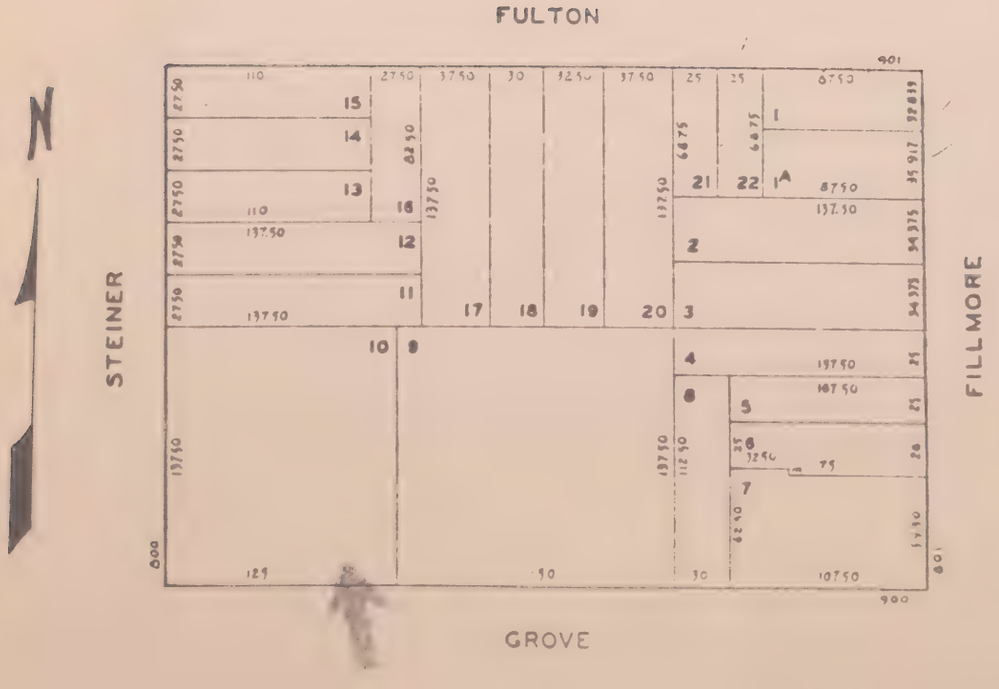
DATE OF DEED: December 12, 1966 DATE OF RECORDING: 12/23/66

I.R.S. Non-affixed

LAND AREA: 17,188 sq.ft.

CONFIRMED: Mr. Ham, Pres. of French American Bilingual School Board, 1/5/70

COMMENTS: Mr. Patri, owned and operated an art school on this property, He sold it to the Bilingual School who operate under welfare exemption on taxes. However, tax appraisal is for $70,000. land and $70,000.00 improvements. There is no history of rental income.



Block 798 Lot 10



Address: [illegible]-567 Grove St

Type of Improvement: [illegible]one story wood frame dwelling with 30 roo[illegible]

Improvement Built: 1948 Rental Rate: _____

Building Area: [illegible] sq. ft. Rents:

First Floor	_____ sq. ft.	_____
Second Floor	_____ sq. ft.	_____
Third Floor	_____ sq. ft.	_____
[illegible]	1,708 sq. ft.	_____
TOTAL	[illegible],760 sq. ft.	_____

Improvement Description:

Concrete foundation with no basement. Exterior walls are rustic with stucco over [illegible], tar and gravel roof. Interior trim is pine over plaster walls. There are 6 rooms with hardwood floors, 24 pine and 2 tile floors. There is one bath, 14 fixtures, 1 tub and 1 tile wall, and 4 separate toilets. There is a gas furnace and 8 closets.

Assessed Valuation: * Land $ 32,80[illegible].00 Improvements $ 35,000.00

1969-70 Taxes $ [illegible]

* Assessed value is [illegible].

Block 807 Lot 17

Cyprien Mirassou and Ammelie Mirassou, aka, Amelie Mirassou, his wife

H. Welton Flynn and Juanita A. Flynn, his wife

San Francisco R-3

Book B219, Page 620, File No. 046744

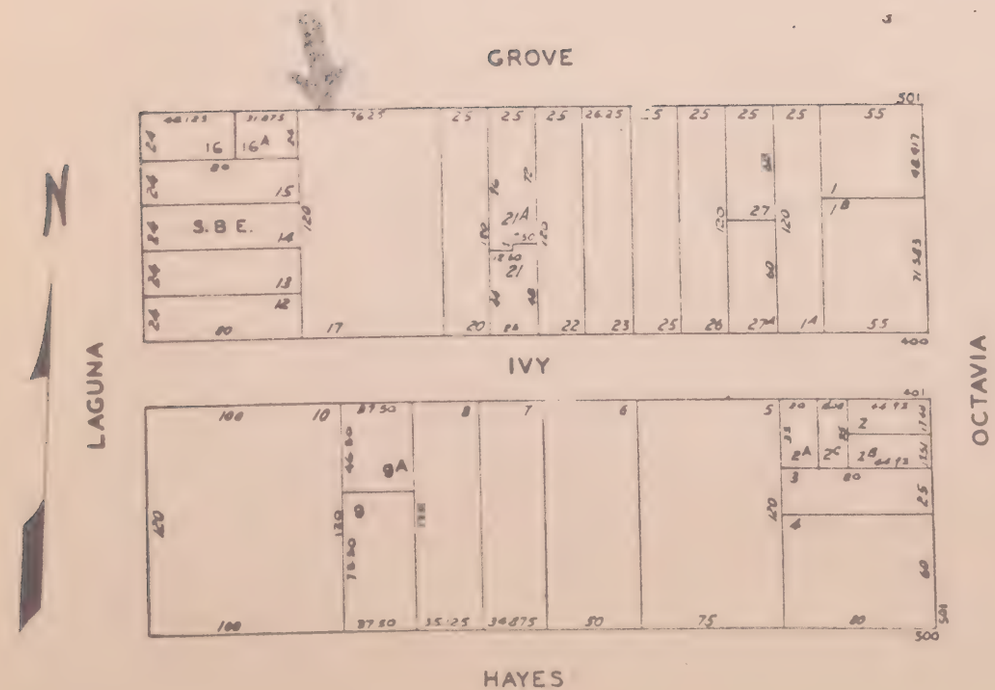
February 21, 1968 DATE OF RECORDING: 2/27/68

$75,000.00 D.T. $65,000.00 to grantor

LAND AREA:

UNIT VALUE: land inc. improvements.

This had been leased to a Dr. King at time of sale at a price of $1,70 . per month.



Block 807 Lot 17

Address: [illegible]

Type of Improvement: two story 15 rooms concrete block office building

Improvement Built: 1962 Rental Rate: _____

Building Area: 5,008 sq. ft. Rents:

First Floor 2,504 sq. ft. _____

Second Floor 2,504 sq. ft. _____

Third Floor _____ sq. ft. _____

[illegible] sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete block over concrete foundation. No basement. Flat, tar and gravel roof. Sheetrock interior partitioning. Some beamed and some exposed. 12 asphalt tile floors, over pine. One asphalt floor and one ceramic tile restroom. 4 entrances, 4 furnace [illegible] fired heaters and 2 closets.

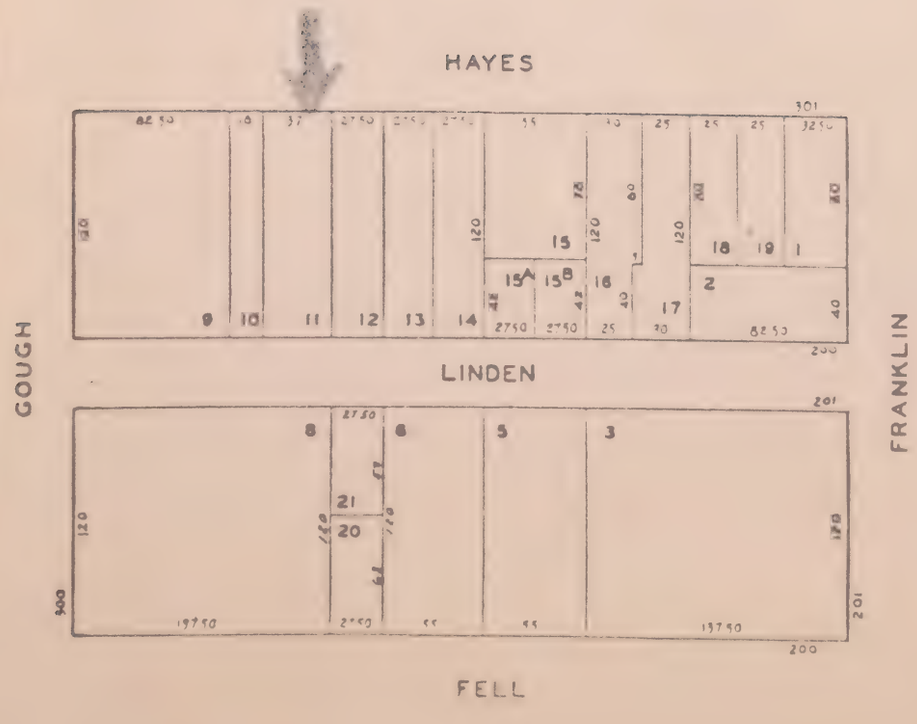
Assessed Valuation: * Land $ 22,200.00 Improvements $ 89,800.00

1969-70 Taxes $ 3,411.



*Assessed value is 25 of above figures

Block 816 Lot 11


N
HAYES
LINDEN
FELL
GOUGH
FRANKLIN
301
200
201
200
82.50
27.50
55
40
25
32.50
120
60
15
15A
15B
16
17
18
19
1
2
9
10
11
12
13
14
8
6
5
3
21
20
137.50



Address: _____

Type of Improvement: _____

Improvement Built: 1921 Rental Rate: _____

Building Area: 4,7[illegible] sq. ft. Rents:

incl. 700 sq.ft. offices

First Floor 3,1[illegible] sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

Basement 1,100 sq. ft. _____

Improvement Description:

Reinforced concrete building over unlined foundation. Partial basement unfinished, [illegible] parking space used as garage on first floor. Gabled wood truss, shallow pitch roof and gravel roof. Interior walls are plaster but unfinished. Mezzanine [illegible] rooms with fixtures. Coal fired circulating heater with blower. 3 offices on main floor, shop in rear with lavatory and dark room, store and equipment rooms are bin and one car garage.

Assessed Valuation: *Land $ [illegible] Improvements $ 28,500.00

1969-70 Taxes $ 3,381.62

*/assessed value is [illegible] figures.

Block 816 Lot 12

SALES DATA

GRANTOR: Alfred Abend, Lulu H. Stanford, Donald V[illegible] and Donna Lou Stanford

GRANTEE: [illegible] Beth M. Reilly, his wife, an undivided 1/2 [illegible]

ZONING: San Francisco C-2

RECORDING: Book B236, Page 21[illegible], File No. 059083

DATE OF DEED: April 18, 1968 DATE OF RECORDING: 4/24/68

[illegible] $52.80

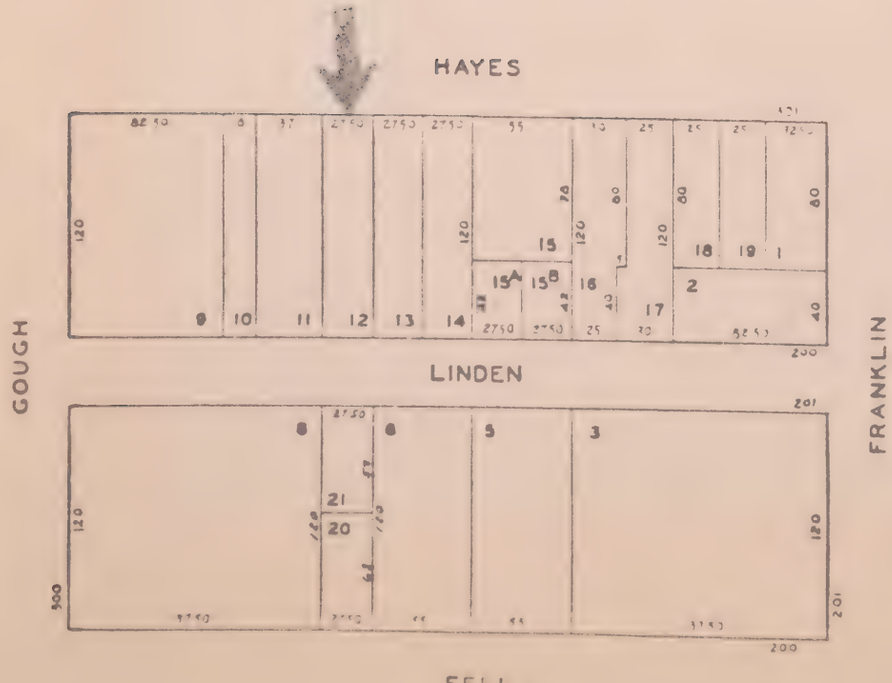
SALE PRICE: $55,000.00 D.T. $33,000.00 to The Hibernia Bank

LAND AREA: 3,300 sq.ft. (27.5' x 120')

UNIT VALUE: $11.50 per sq.ft. of building including land

CONFIRMED: Mr. DeJager 12/2[illegible]/6

COMMENTS: This is a commercial-industrial type building with approximately 2,5[illegible] sq.ft. As of 1/1/71, there will be 1,200 sq.ft. for rent at $.15 per sq.ft. This also includes a mezzanine office at that price. The basement is also available. Rental asked is $300.00 including basement and $130.00 excluding basement.





Address: 151 Toll Gate

Type of Improvement: One floor and mezzanine reinforced concrete and wood industrial building.

Improvement Built: _____ Rental Rate: _____

Building Area: 1,300 sq. ft. Terms:

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

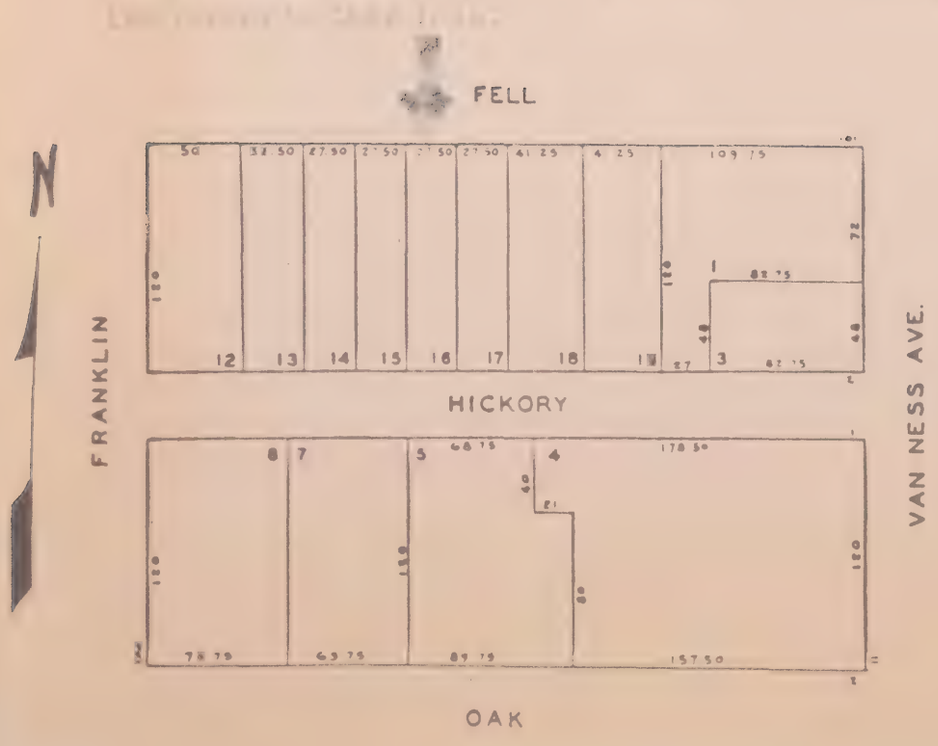
Building has stucco and concrete front over concrete foundation, [illegible] and a flat, tar and gravel roof. The interior walls are plaster and [illegible] pine and cement floors.

Assessed Valuation: * Land $ 27,000.00 Improvements $ 23,600.00

1969-70 Taxes $ 1,554.68

* Assessed value is 25% of above figures.

Block 834 Lot 16


FELL
N
FRANKLIN
HICKORY
VAN NESS AVE.
OAK
12
13
14
15
16
17
18
1
3
8
7
5
4
66 75
178 50
78 75
63 75
89 75
157 50

Address: [illegible] Laytonia St.

Type of Improvement: [illegible]

Improvement Built: 1926 Rental Value: _____

Building Area: 2,488 sq. ft. Terms: _____

First Floor: 1,488 sq. ft. _____

Second Floor: _____ sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with reinforcement. Interior walls, ceiling and exterior walls are [illegible]. Roof is [illegible] with [illegible]. There are [illegible] bathrooms, kitchen and [illegible] facilities. One automatic heating system and 2 closets.

Assessed Valuation: * Land $ [illegible] Improvements $ _____

1969-70 Taxes $ 1,045.16

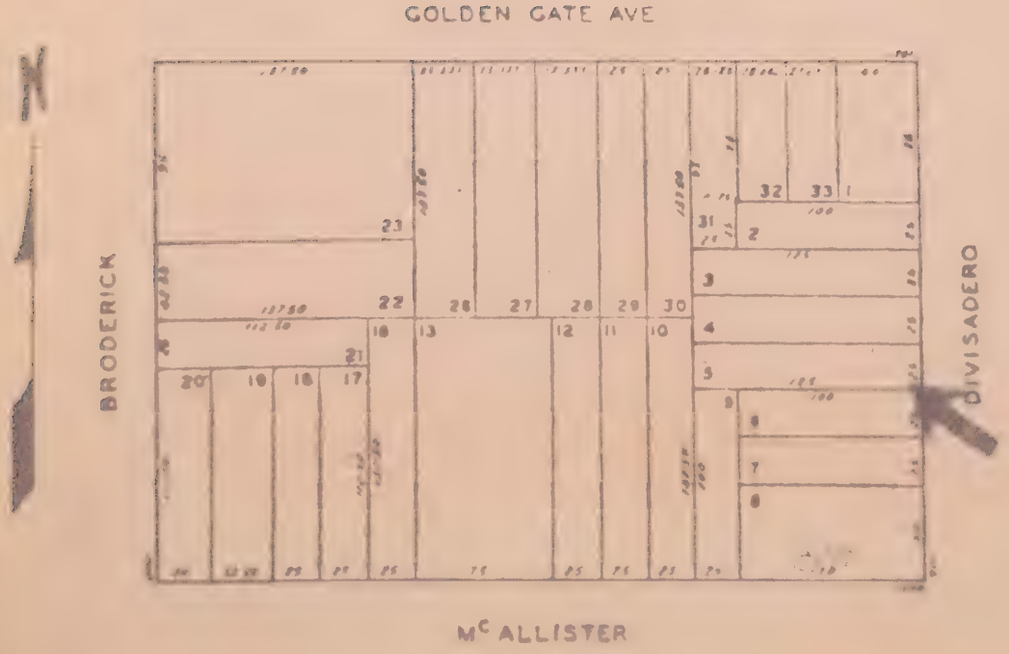


* Assessed value is 25% of actual [illegible].

Page _____ of _____

SALES DATA

GRANTOR:	Hebrew Free Loan Association of San Francisco, a California Corporation
GRANTEE:	Herbert Gilmore and Bertha Gilmore, his wife and Elmon L. Gilmore, a single man
ZONING:	San Francisco C-2
RECORDING:	Book B360, Page 965, File No. R34819
DATE OF DEED:	December 26, 1968 , DATE OF RECORDING: 12/30/68
R.P.S.	$29.70 D.T. $17,000.00 to Wells Fargo Bank
SALE PRICE:	$27,000.00
LAND AREA:	3,125 sq. ft.
UNIT VALUE:	$8.64 per sq. ft. of land
CONFIRMED:	Mr. Blackman, of Hebrew Free Loan Association of S.F.
COMMENTS:	This was used as offices for Grantor.



Block 1156 Lot 5

Redevelopment
3FH 371

WA-A-2 Market Data Study, V.2, c. 1969

4/11